

# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

VA-09-00012

## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

*(To place a structure closer to the lot line than allowed)*

KITTTAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

### Current Zoning Setbacks:

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5' on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

### FEE:

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

\*One check made payable to KCCDS

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY  
SIGNATURE:

DATE:

6.4.09

RECEIPT #:

4922

NOTES:

\_\_\_\_\_



1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: STEVE BENNETT  
Mailing Address: 22 ENATAI DRIVE  
City/State/ZIP: BELLEVUE WA 98004  
Day Time Phone: 425-445-9035  
Email Address: JS BENNETT @ NETZERO.COM

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Street address of property:

Address: F.S. R. 4330  
City/State/ZIP: RONALD WA.

4. Legal Description of Property: \_\_\_\_\_

5. Tax parcel number: 2314350 300002

6. Property size: 0.9 ACRES

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

0.9 ACRE SITE. F.S. ROAD 4330 RONALD WA. DRY CABIN

SEE ATTACHED NARRATIVE.

8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

K.C.C. 17.57.050

9. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

A. Unusual circumstances or conditions applying to the property and/or the intended use that do not apply generally to other property in the same vicinity or district, such as topography.

MINIMUM LOT SIZE IN THE COMMERCIAL FOREST ZONE  
IS 80 ACRES. THIS LOT IS 0.95 ACRES.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity.

PROJECT WILL BE BUILT SIMILAR TO EXISTING  
PROPERTIES / CABINS IN THE AREA.

C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

THE PROJECT WILL NOT BE DETRIMENTAL TO THE  
EXISTING PROPERTIES.

D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

PROJECT WILL BE BUILT SIMILAR TO EXISTING PROPERTIES /  
CABINS IN THE AREA. SINGLE FAMILY CABINS ARE A ALLOWED  
USE IN THE ZONE.

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

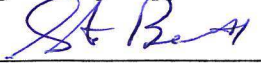
Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X 

Date:

6/4/09

Signature of Land Owner of Record:  
(REQUIRED for application submittal)

X 

Date:

6/4/09

USA (WNF)  
WENATCHEE NATIONAL FOREST  
215 MELODY LN  
WENATCHEE WA 98801

RINGER, JANETTE M ETAL  
2960 THORP HWY S  
ELLENSBURG WA 98926

MORRIS, KENNETH H. ETUX  
PO BOX 802  
DUVALL WA 98019

HENSHAW, BERNARD I ETUX  
PO BOX 234  
CLE ELUM WA 98922

LYNCH, DEAN  
144 S OAK ST  
SPOKANE WA 99204

CHAYER, STEVEN A ETUX  
4445 S 168TH ST  
SEA TAC WA 98188

OLSEN, TERRY W. ETUX &  
MERWICK, STEVE M. ETUX  
15706 105TH AVE NE  
BOTHELL WA 98011

HENSHAW, BERNARD I ETUX  
PO BOX 234  
CLE ELUM WA 98922

BENNETT, CYNTHIA C  
13532 118TH AVE NE  
KIRKLAND WA 98034-

BATOR, ANDREW V ETUX  
PO BOX 64  
ROSLYN WA 98941

BATOR, ANDREW V ETUX  
PO BOX 64  
ROSLYN WA 98941

TAYLOR, ANDREW W  
7214 PALATINE AVE N  
SEATTLE WA 98103-

BRINK, MATTHEW D  
4827 103RD PL SW  
MUKILTEO WA 98275-

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4827 103RD PL SW  
MUKILTEO WA 98275-

TAYLOR, ANDREW W  
7214 PALATINE AVE N  
SEATTLE WA 98103-

IVIN, JERRY ETUX  
PO BOX 331  
RONALD WA 98940-

LOIHL, JOHN R. ETUX  
4557 KENNEDY RD NE  
TACOMA WA 98422

NARRATIVE: TO WHOM IT MAY CONCERN -  
THE PROJECT SITE SITS ON A .9 ACRE PARCEL  
AT BOULDER CREEK 4 MILES NORTH OF SALMON  
LA SAC IN THE ALPINE LAKES WILDERNESS AREA.  
IT WAS A MINING CAMP UP UNTIL THE 1960'S THEN  
DEVELOPED INTO 8 SEPARATE PARCELS, 6 OF THE 8  
PARCELS HAVE CABINS ON THEM. THE FRONT  
YARD IS THE CLELUM RIVER AND THE BACKYARD  
IS THE WENATCHEE NATIONAL FOREST.

THE PROPOSED NEW 24 X 24 STRUCTURE FALLS  
UNDER THE "DRY CABIN" K.C.C. 14.04.050  
AND IT'S INTENDED USE IS FOR A RECREATIONAL CABIN.  
DUE TO THE SHORT BUILDING SEASON "APPROXIMATELY  
MAY 15<sup>TH</sup> TO OCTOBER 1<sup>ST</sup> DEPENDING ON THE  
SEASONAL SNOW FALL" OUR INTENT IS TO FINISH  
THE EXTERIOR OF THE STRUCTURE THE 1<sup>ST</sup> YEAR  
THEN FINISH OFF THE INTERIOR OVER THE NEXT  
SEASON. THE STRUCTURE HAS BEEN DESIGNED TO BE  
LOCATED ON THE SITE SO AS NOT TO INTRODUCE  
ON THE EXISTING CABINS TO THE SOUTH & NORTH.  
FOR PEOPLE THAT OWN THESE RARE CABINS THE  
LAST THING ONE WANTS TO DO IS BUILD ON TOP  
OF ONE ANOTHER, SO THE SITE LINE OF THE  
BUILDING PAD REFLECTS THE MOST PRIVATE  
SETTING, "IN FACT THE REASON WE PURCHASED  
THIS PROPERTY BACK IN 1989 WAS THAT WHILE  
ATTENDING A FAMILY GATHERING AT MY GRANDFATHERS  
CABIN "BUILT IN 1971" A GROUP OF PEOPLE

SHOWED UP AND ANNOUNCED THEY JUST PURCHASED THE PROPERTY TO THE NORTH AND WILL BUILD A STRUCTURE NOT 25 FEET FROM MY GRANDPARENTS. THIS FOR OBVIOUS REASONS STRUCK A NERVE WITH US AND THE FOLLOWING MORNING MY WIFE AND I CALLED THE "SELLERS" AND MADE A DEAL TO PURCHASE THE LAND. WE MADE SURE THAT MY GRANDPARENTS CABIN ALWAYS STAYED THE SAME FOR THEM TO ENJOY, AND IT DID JUST THAT. IT IS NOW TIME FOR US TO BUILD FOR THE NEXT GENERATIONS.

DUE TO A LARGE STUMP AND A 5 FOOT GRADE INCREASE THE SITE WAS CHOSEN TO MINIMIZE EXCAVATION "IN FACT NONE WILL BE NEEDED" AND TREE REMOVAL "ONLY 3 TREES WILL NEED TO BE CUT". THE CHOSEN BUILDING PAD ALSO ALLOWS FOR EXISTING DRIVEWAYS AND PARKING PADS TO BE UTILIZED "AGAIN ALLOWING FOR NO TREE REMOVAL OR EXCAVATION". MANY, MANY, YEARS OF PLANNING AND SITE MONITORING HAVE GONE INTO THE CHOSEN BUILDING PAD AND IS INTENDED TO MINIMIZE SITE DISTURBANCE ALONG WITH SENSITIVITY TO EXISTING CABINS, SO OUR HOPE IS K.C.C. WILL AGREE WITH US ON THE PROPOSED BUILDING PAD ~~SITE~~ LOCATION.

THE STRUCTURE IS OF SIMPLE ALPINE DESIGN WITH  
A BASIC CENTRALLY LOCATED WOOD STOVE FOR HEATING.  
IT HAS BEEN DESIGNED TO BE A LOW MAINTENANCE  
CABIN WITH A SMALL <sup>COVERED</sup> WRAP AROUND DECK/PORCH  
TO KEEP THE ANNUAL SNOW FALL AWAY FROM THE  
STRUCTURE AND TO HAVE OUTDOOR SPACE AVAILABLE  
FOR INCLIMATE WEATHER. A BUILT GREEN APPROACH  
WILL BE USED FOR THE CONSTRUCTION OF THIS  
CABIN. WITH A EMPHASIS ON ITS SIMPLE,  
FUNCTIONAL DESIGN FOR SUMMER OR WINTER USE.

THANK YOU  
STEVE & JULIE BENNETT



MERICK PROPERTY

RECEIVED

APR 17 2009

Kittitas County  
CDS

WENATCHEE NATIONAL FOREST

83.5'

EXISTING DRIVE

HEAVY BRUSH

363.28'

BUILT 1966

EXISTING DRIVE

ALBERT BENNETT  
PROPERTY

423.40'

EXISTING CABIN

EXISTING CABIN

3. ANOTE TREE PLAN 21" TO 30"

1. ANOTE TREE REMOVAL 3 TOTAL

2. ANOTE PROPOSED NEW CABIN BUILDING PAD 24' X 24'

100'

100'

100'

100'

160' APPROXIMATE

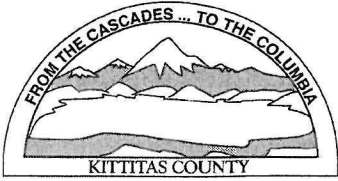
RIVER

ELUM

CLE

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KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00004922

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020682

**Date:** 6/4/2009

**Applicant:** BENNETT, STEPHEN A ETUX

**Type:** check # 5115

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-09-00012	ADMINISTRATIVE VARIANCE	495.00
VA-09-00012	ADMIN VARIANCE FM FEE	65.00
	Total:	560.00