



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

VA-09-00014

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

KITTITAS 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:

Mandy Weed

DATE:

9/17/09

RECIPT #:

00005823

NOTES:



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

Name: Kelly L. Snow  
Mailing Address: 500 Pinnacle Heights Lane  
City/State/ZIP: Las Vegas, NV 89144  
Day Time Phone: 702-569-9407  
Email Address: kesnow@deloitte.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: Steve Senger  
Mailing Address: PO Box 730  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-607-0300  
Email Address: steve@stevesenger.com

**3. Street address of property:**

Address: XX Brookside Court  
City/State/ZIP: Easton, WA 98925

**4. Legal Description of Property:** Acres .41, Kachess Lots 16 & 17; Sec. 17; Twp. 21; Rge. 13

**5. Tax parcel number:** 21-13-17050-0016

**6. Property size:** .41 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):

To build a new single family residence within the guidelines of the Association Architectural Committee and KCCDS. The property is served by an existing on site sewage system and a Class A water system. This 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.

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

To reduce the 200' setback from the Commercial Forest to the developed property to 20' to allow the owner of the developed property to enjoy the same property right as the rest of the owners in the division.

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.

The developed plat is contiguous to the Commercial Forest zoned area and the 200' setback would render this property unusable thereby restricting the owner from enjoying their property rights.

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.

The property owner will not be allowed to utilize their property without this variance.

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

This variance will merely bring this property to the same usability as the rest of the properties in the Development with no harmful effects on any other property owners.

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

This plat has been in existence for many years and does not adversely affect the comprehensive plan.

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)

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X  \_\_\_\_\_

9/10/09