

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

VA-09-00017

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

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

KITTTITAS 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:

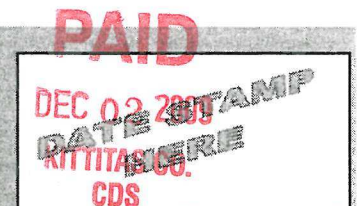
DATE:

12-02-09

RECEIPT #:

6613

NOTES:



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

Name: MIKE + JOANNE GUILBORSON
Mailing Address: 16119 121ST AVE NE
City/State/ZIP: BOTHELL, WA 98011
Day Time Phone: 206-354-0385 / 425-417-4595
Email Address: GUILBY@COMCAST.NET

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: JOFF HANSELL
Mailing Address: P.O. Box 2523
City/State/ZIP: MT. VERNON, WA 98273
Day Time Phone: 360-661-2120
Email Address: JOFF@HANSELLMITZEL.COM

3. **Street address of property:**

Address: ST. ANDREWS DR.
City/State/ZIP: CLATSOP, WA 98922

4. **Legal Description of Property:** SUN COUNTRY ESTATES #1, LOT 22 BLOCK 4, SEC 35-36
TWP 20, RGE 14

5. **Tax parcel number:** 109234 MAP: 20-14-36050-0422

6. **Property size:** 0.18 ACRES FRONT: 100'-6" REAR: 65'-0" SIDE: 107'1/4" SIDE: 95'-0"

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):

SINGLE FAMILY RESIDENCE APPROX 2537 SF INCLUDING GARAGE. HOME AS PROPOSED IS 2
BEDROOMS AND A DEN/OFFICE. LOCATION IS IN SUN COUNTRY ESTATES #1, LOT 22. NO
HOUSE NUMBER HAS BEEN ASSIGNED. LOT 22 IS ACCESSED VIA ST. ANDREWS DRIVE.
WATER IS SUPPLIED BY SUN COUNTRY MAINTENANCE ASSOCIATION. SEWAGE DISPOSAL
IS VIA SEPTIC TANK AND DRAINFIELD ALREADY INSTALLED.

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

SET-BACKS RURAL 3: WE ARE REQUESTING THAT THE FRONT SET BACK BE
CHANGED FROM 25' TO 20', AND THE SIDE YARD SET BACKS BE REDUCED TO
8 FEET AND 10 FEET.

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 IRREGULAR SHAPE OF THE LOT, COMBINED WITH THE LOCATION OF THE SEPTIC TANK AND DRAINFIELD MAKE IT VERY DIFFICULT TO DESIGN A HOME THAT MEETS THE OWNER'S NEEDS AND LOOK APPROPRIATE IN THE NEIGHBORHOOD. SEVERAL OTHER SURROUNDING PROPERTIES HAVE HAD SIMILAR VARIANCES APPROVED, SO THE REQUESTED SET-BACK VARIANCES WILL FIT IN NICELY.

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 APPROVAL OF THE VARIANCE AS REQUESTED WILL PRESERVE THE APPLICANTS PROPERTY RIGHTS BY ALLOWING THEM THE USE AND ENJOYMENT OF THEIR HOME SIMILAR TO OTHER VARIANCES GRANTED FOR SETBACKS BY MANY OTHER PROPERTY OWNERS IN THE SAME VICINITY.

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

APPROVAL OF THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY IN THE VICINITY BY VIRTUE OF CAREFUL DESIGN OF THE HOME AND THE PRIOR VARIANCE APPROVALS IN THE NEIGHBORHOOD.

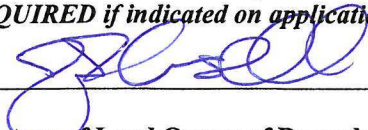
D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

GRANTING OF THIS VARIANCE WILL NOT ADVERSELY AFFECT THE COMPREHENSIVE DEVELOPMENT PATTERNS IN THE SUN COUNTRY NEIGHBORHOOD. SEVERAL PRIOR VARIANCE APPROVALS SUPPORT THIS.

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:

12/2/09

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

X SEE ATTACHED

Date:

SUN COUNTRY Block 4, Lot 22



LANDED GENTRY
HOMES AND COMMUNITIES

GENERAL NOTES

OWNER:
MIKE & JOANNE GUIBERSON
LOT 22 SUN COUNTRY
CLE ELUM, WA
1-(425)-488-0385

BUILDING:
FLOOR AREA-2039 SF
GARAGE AREA-498 SF

SITE:
IRREGULAR

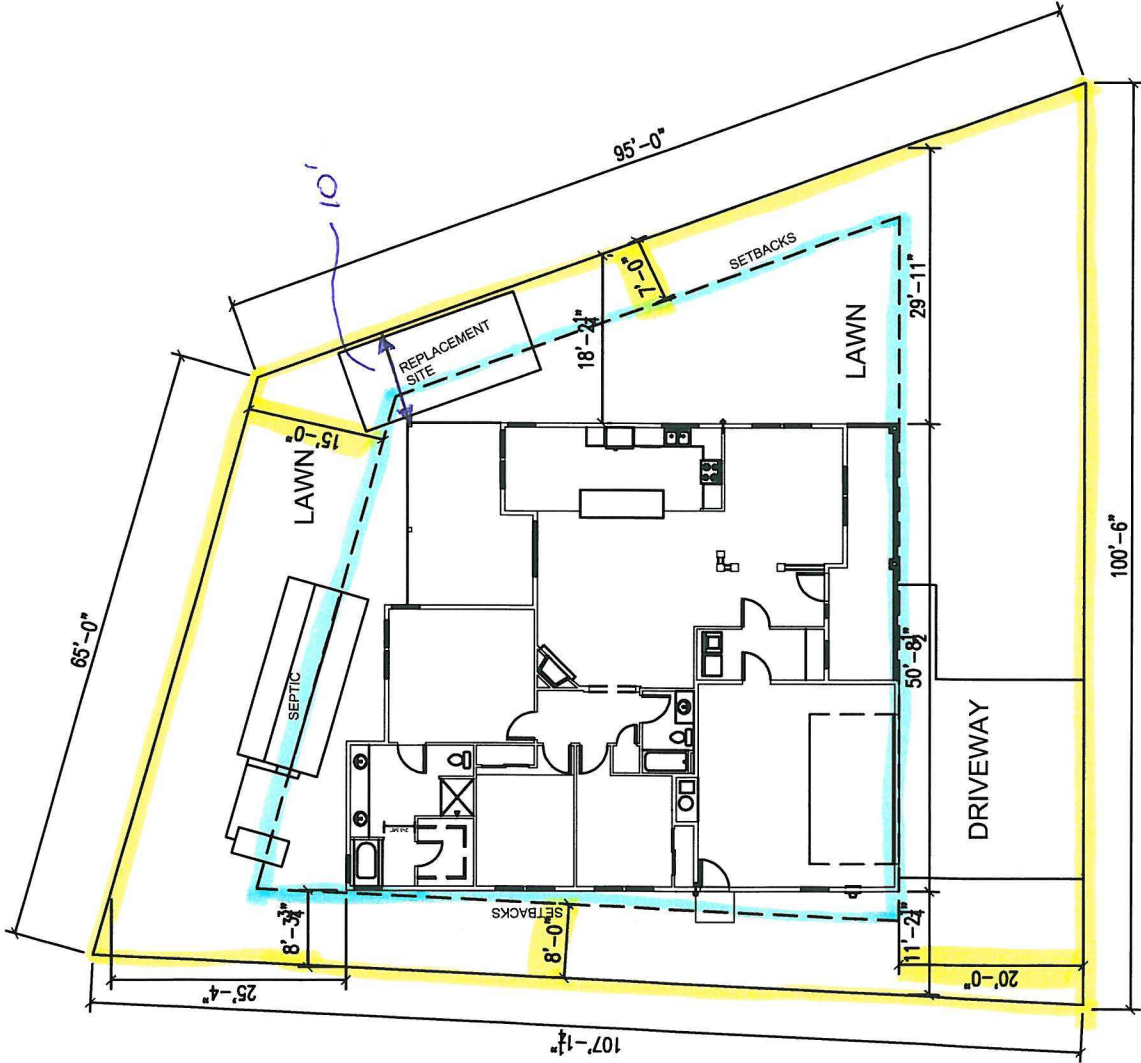
ZONING:
RURAL - 3

SETBACKS:
PER RURAL - 3 COUNTY GUIDELINES
SIDEYARDS MIN 15' EACH
REAR YARD MIN 15'
FRONT OF GARAGE TO STREET 25'
VARIANCE NEEDED
SIDEYARDS TOTAL 15'
REAR YARD MIN 15'
FRONT OF GARAGE TO STREET 20'

GUIBERSON

SITE PLAN

Date: 10/21/09
SHEET: A1.1



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 IRREGULAR SHAPE OF THE LOT, COMBINED WITH THE LOCATION OF THE SEPTIC TANK AND DRAIN FIELD MAKE IT VERY DIFFICULT TO DESIGN A HOME THAT MEETS THE OWNER'S NEEDS AND LOOK APPROPRIATE IN THE NEIGHBORHOOD. SEVERAL OTHER SURROUNDING PROPERTIES HAVE HAD SIMILAR VARIANCES APPROVED, SO THE REQUESTED SET-BACK VARIANCES WILL FIT IN NICELY.

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 APPROVAL OF THE VARIANCE AS REQUESTED WILL PRESERVE THE APPLICANT'S PROPERTY RIGHTS BY ALLOWING THEM THE USE AND ENJOYMENT OF THEIR HOME SIMILAR TO OTHER VARIANCES GRANTED FOR SETBACKS BY MANY OTHER PROPERTY OWNERS IN THE SAME VICINITY.

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

APPROVAL OF THIS VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY IN THE VICINITY BY VIRTUE OF CAREFUL DESIGN OF THE HOME AND THE PRIOR VARIANCE APPROVALS IN THE NEIGHBORHOOD.

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

GRANTING OF THIS VARIANCE WILL NOT ADVERSELY AFFECT THE COMPREHENSIVE DEVELOPMENT PATTERNS IN THE SUN COUNTRY NEIGHBORHOOD. SEVERAL PRIOR VARIANCE APPROVALS SUPPORT THIS.

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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 submittal)

Date:

X Michael Gundersen
Johanne Gundersen

12/02/09

12/2/09

2009 Water Authorization Form

If water for your property is to be ordered by **ANYONE OTHER THAN THE LEGAL OWNER**, it is necessary for Kittitas Reclamation District to have a signed authorization on file for that person or persons. **Please note: There may be a delay for orders called in by an unauthorized person. This includes orders placed to the District Office and/or Ditchrider.**

Please complete whichever is applicable, sign and return to the Kittitas Reclamation District office at:

Kittitas Reclamation District
P.O. Box 276/315 N. Water
Ellensburg, Wa 98926
Phone:925-6158 Fax:925-7425
E-Mail:krd.tina@fairpoint.net
Website:www.elltel.net/~krd/

Please select only one:

1. Jeff Hansell is authorized to order water for my land for the 2009 season. He/she is Authorized to use my total water allotment on this land or other lands under his/her ownership or management.

2. _____ is authorized to order water during the 2009 season to be delivered to my land only.

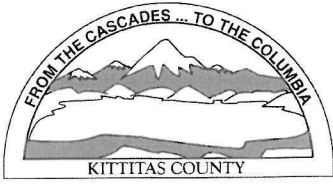
Michael & JoAnne Guiberson
Print legal owners name

Michael Guiberson
Signature of legal owner
JoAnne Guiberson

*If more than one parcel of land is involved, please furnish a separate authorization for each.

Office Use Only:

Serial # _____ Date received _____ By _____



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

RECEIPT NO.: 00006613

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021571

Date: 12/2/2009

Applicant: GUIBERSON, MICHAEL ETUX

Type: check # 8415

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-09-00017	ADMINISTRATIVE VARIANCE	495.00
VA-09-00017	ADMIN VARIANCE FM FEE	65.00
	Total:	560.00