

**KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

VA-10-00005

**ZONING STRUCTURAL SETBACK VARIANCE APPLICATION**

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

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the 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.
- Project Narrative responding to Questions 9-11 on the following pages.

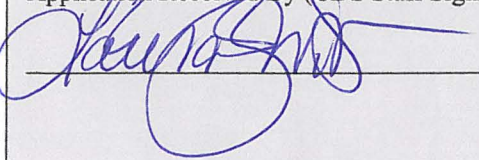



**APPLICATION FEES:**

\$523.00 Kittitas County Community Development Services (KCCDS)  
 50.00 Kittitas County Department of Public Works  
 65.00 Kittitas County Fire Marshal

**\$638.00 Total fees due for this application (One check made payable to KCCDS)**

**For Staff Use Only**

Application Received By (CDS Staff Signature): 	DATE: 08-09-10	RECEIPT # 8555	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

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

Name: Alison / Michael Boehm  
Mailing Address: 22415 96<sup>th</sup> Ave. W.  
City/State/ZIP: Edmonds, WA. 98020  
Day Time Phone: (206) 498-7277  
Email Address: \_\_\_\_\_

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

Agent Name: Jason Ireland  
Mailing Address: 1671 Upper Peck Point Rd.  
City/State/ZIP: Cle Elum, WA. 98922  
Day Time Phone: (509) 304 6078  
Email Address: Cloverconstruct@Inlandnet.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

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

4. **Street address of property:** unassigned

Address: Parcel # 21-14-09066-0003  
City/State/ZIP: \_\_\_\_\_

5. **Legal description of property (attach additional sheets as necessary):**

\_\_\_\_\_  
\_\_\_\_\_

6. **Tax parcel number:** 21-14-09066-0003

7. **Property size:** 3.01 Acres (acres)

8. **Land Use Information:**

Zoning: R-3 Comp Plan Land Use Designation: \_\_\_\_\_

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:**
- 11. **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:**
  - 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.
  - 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.
  - C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.
  - D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

*Information on Current Zoning Setbacks from KCC Title 17:*

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'	-

**AUTHORIZATION**

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X 

8-4-2010

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

Date:

X 

8/4/10

8/4/10

Regarding variance request

Boehm project narrative

Project size: 1920 square feet living space.  
1000 square feet covered porch, deck and carport.  
Location: Lot 3 of the "Lindley Addition" Morgan Creek on "Grandview Rd"  
Tax parcel number: 21-14-09066-0003  
Water Supply: Shared well.  
Sewage disposal: On site septic system.

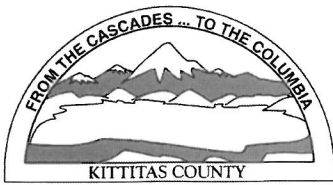
Project description: Construction of a new single family residence / vacation cabin.  
Cabin will be built to conform with similar structures in the area and fit into the surrounding area aesthetically.

The variance we are requesting is to allow the home to sit 170' from the Eastern property line. The property to the east is currently zoned "commercial forest" and has a 200' setback requirement.

We are requesting this variance due to the chosen building site being the most feasible on the lot. There is a separate location on the lot where it would be possible to build, however water run off would make it highly problematic.

Please feel free to call me with any questions.

Jason Ireland.



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

**RECEIPT NO.: 00008555**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 022250

**Date:** 8/9/2010

**Applicant:** CLOVER CONSTRUCTION

**Type:** check # 1724

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-10-00005	ADMINISTRATIVE VARIANCE	523.00
VA-10-00005	ADMIN VARIANCE FM FEE	65.00
VA-10-00005	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00

**RECEIVED**  
AUG 09 2010  
KITITAS COUNTY  
CDS



**SITE PLAN**  
Scale: 1" = 100'

**BOEHM RESIDENCE**

100' RADIUS WELLHEAD  
PROTECTION BUFFER

