

**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-11-00001*

**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.**

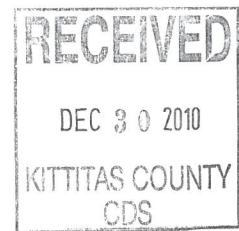
**REQUIRED ATTACHMENTS**

- 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. *Exhibit A*
- 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. *Exhibits B and C*
- Project Narrative responding to Questions 9-11 on the following pages. *Attachment #1*

**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)



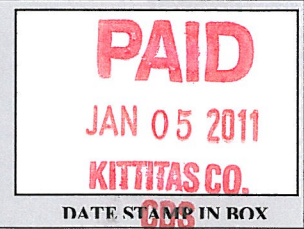
**For Staff Use Only**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: *1-5-11*

RECEIPT # *10071*



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: Stacia A. Stratton  
Mailing Address: 8724 Fauntlee Crest SW  
City/State/ZIP: Seattle, WA 98136  
Day Time Phone: 206-499-3122 (cell)  
Email Address: sastratton1964@comcast.net

**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: None  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: None  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 941 Oakmont Drive  
City/State/ZIP: Cle Elum, WA 98922

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

See attached Exhibit D (Stewart Title excerpt)  
\_\_\_\_\_

**6. Tax parcel number:** 826434

**7. Property size:** 70' x 123.71' .19 acres (acres)

**8. Land Use Information:**

Zoning: Rural 3 Comp Plan Land Use Designation: \_\_\_\_\_

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION) - Attachment #1

- 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 na

\_\_\_\_\_

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

**Date:**

X [Signature]

12/27/10

**9. Narrative project description:**

Lot 88, Sun Country Estates, Cle Elum, WA (see Exhibit B). The lot is 123.71 feet deep and 70 feet wide. The lot is flat with the exception of a moderate slope on the south one-third. A septic system (with pump) and drain field were approved and installed in 2006. Both water and electricity exist on the lot. Currently, the lot contains a 23 foot travel trailer and a 10'x12' shed. The intent is to remove the travel trailer, relocate the shed, and remove up to 7 large trees to allow construction of a permanent single family residence with a detached 1 car garage. The residence will be 2 bedrooms with 1,144 sq ft, and will also require installation of a 500 gallon propane tank. (see Exhibit C)

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

The zoning code requires a setback of 15' from the side and rear property lines and 25' from the front property line at the street. I am requesting a setback of 10' on the north property line adjoining lot 89 (a 5' variance) as well as a 20' setback from the street (a 5' variance).

**11. A variance may be granted only when the following criteria are met. Please describe in detail how each of the criteria is met for this particular request:**

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

Many of the neighboring lots are flat. Lot 88 has a moderate slope on approximately the southern 25' of the lot. The slope is mild at the front (east side) of the lot and moderate at the rear (west side). In addition, the existing drain field is located on the southeastern portion of the lot. Thus, the level portion of the lot that can best accommodate the proposed one-story ranch style home (26' x 44') is the northwestern corner of the lot. The one-story home is intended for a senior citizen and can be easily modified for disability accommodation. The proposed one-car garage will fit between the drain field and a small grove of large trees on the eastern portion of the lot closest to the street. It is my desire to retain as many of the trees as possible to preserve the natural setting.

**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.**

This request for a variance will allow the property owner to build a structure that complies with all codes and regulations of Kittitas County and the Sun Country HOA. It will in no way disturb, intrude, or infringe upon the adjacent or nearby lots.

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

No it will not. In fact, the owners of adjacent lot 89 were granted a similar 5' variance from our adjoining lot line to accommodate a 2 car detached garage. This variance request will uphold the spirit and intent of the ordinance and will be fair to neighboring properties. It will not obstruct or limit views, nor intrude or deny access to surrounding property owners.

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

No it will not. Granting the variance will in no way alter the intent or character of the neighborhood. In fact, it continues the attractive development of new homes that are consistent with the requirements of the Sun Country Estates Home Owners Association.

Lot Owners Within 500' of Lot 88 (Stratton)

Exhibit A

Lot #	Parcel #	Owner	Mailing Address	City	State	Zip
	var	Sun Country Maintenance Assn	PO Box 244	Cle Elum	WA	98922
35	103234	Bright, Katie M.	16717 SE Newport Way	Issaquah	WA	98027
36	263234	Larson, Bonnie E.	35459 28th Place S	Federal Way	WA	98003
37	933234	Thomas, Gregory S et ux	10 Eagle Crest Dr	Cle Elum	WA	98922
38	613234	Stancil, David F. Jr	9706 S. 230th Pl	Kent	WA	98031
39	283234	Stancil, David et ux	9706 S. 230th Pl	Kent	WA	98031
40	123234	Reilly, Daniel E et ux	209 E. 1st St	Cle Elum	WA	98922
41	303234	Eschbach, Eric M. et ux	24606 145th Pl S.E.	Kent	WA	98042
42	143234	Burdick, Leigh A. et ux	13212 2nd Ave S.E.	Everett	WA	98208
43	313234	Kelly, William J. et ux	3900 2nd Ave NE #203	Seattle	WA	98105
44	153234	Platzer, Tom et us	28423 33rd Lane S.	Auburn	WA	98001
45	336434	Town, Patrick et us	2350 10th AveE. #217	Seattle	WA	98102
46	346434	Webster, Duane et ux	17823 155th Ave SE	Renton	WA	98058
47	356434	Webster, Duane et ux	17823 155th Ave SE	Renton	WA	98058
48	366434	Cernick-Nelson, Erin	63 Balastral Place	Cle Elum	WA	98922
49	376434	Cernick-Nelson, Erin	63 Balastral Place	Cle Elum	WA	98922
50	386434	Swanberg, Larry D et ux	14308 SE 266th St	Kent	WA	98042
51	386434	Swanberg, Larry D et ux	14308 SE 266th St	Kent	WA	98042
52	406434	Eaton, Clark A et ux	PO Box 735	Cle Elum	WA	98922
53	416434	Chandler, Dennis	PO Box 486	Cle Elum	WA	98922
54	426434	Chandler, Dennis	PO Box 486	Cle Elum	WA	98922
81	756434	Moulton, Jason et ux	2706 221st Ave NE	Sammamish	WA	98074
82	766434	Moulton, Jason et ux	2706 221st Ave NE	Sammamish	WA	98074
83	776434	Graf, Richard S. et ux	1384 Cortland Ave	Richland	WA	99352
84	786434	Sams, Jeffrey J	4611 NE 103rd St	Seattle	WA	98125
85	796434	Edgington, Steven F et ux	4012 S. Fawcett Ave	Tacoma	WA	98418
86	806434	Collins, Stephen A et ux	10716 151st Ave SE	Renton	WA	98059
87	816434	Dunlap, Ronald J et ux	4620 S. 291st St	Auburn	WA	98001
89	836434	Sullivan, Ronald E. & Jackson, Holli	931 Oakmont Dr	Cle Elum	WA	98922
90	846434	Dougherty, Hugh	921 Oakmont Dr	Cle Elum	WA	98922
91	856434	Lichtenwalter, Ken et ux	4556 Klahanie Dr SE	Issaquah	WA	98029
92	866434	Loso, Kevin J et ux	3929 131st Ave SE	Snohomish	WA	98290

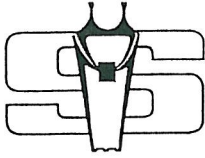
Lot Owners Within 500' of Lot 88 (Stratton)

Exhibit A

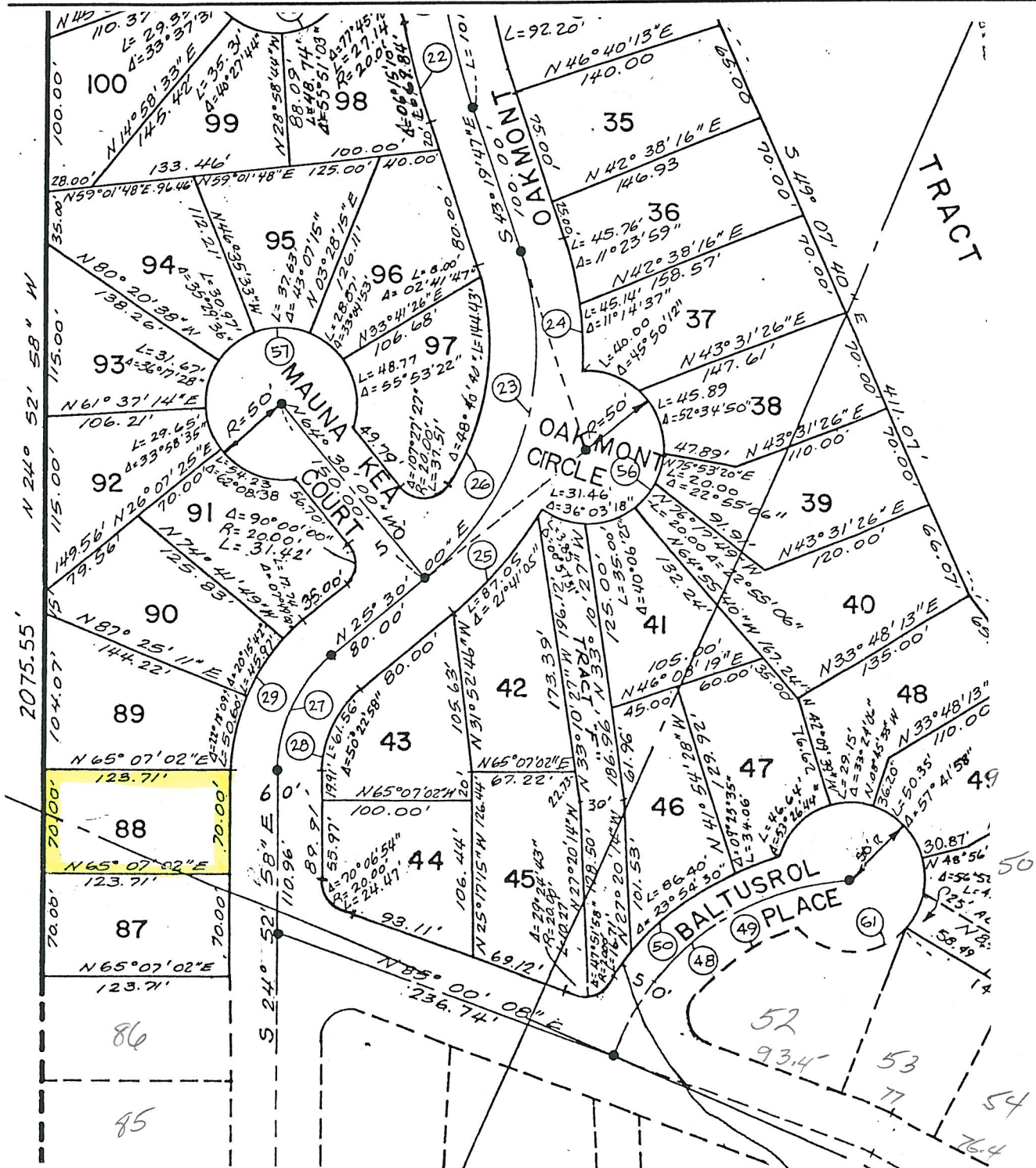
Lot #	Parcel #	Owner	Mailing Address	City	State	Zip
93	876434	Loso, Kevin J et ux	3929 131st Ave SE	Snohomish	WA	98290
94	886434	Lock, B.J.	PO Box 22861	Seattle	WA	98122
95	896434	Taylor, Kevin C et ux	15 Lake Bellevue Dr #102	Bellevue	WA	98005
96	906434	Pierce, John M et ux	851 Oakmont Dr	Cle Elum	WA	98922
97	166434	Pierce, John M et ux	851 Oakmont Dr	Cle Elum	WA	98922
98	176434	Bergeron, Robert et us	781 Oakmont Dr	Cle Elum	WA	98922
99	186434	Lanzendorfer, Rolf W et ux	311-A W. 6th	Cle Elum	WA	98922
100	196434	Paddock, Toby et ux	11027 23rd Dr SE	Everett	WA	98204
119	916434	Summerhays, Kathryn A	11315 163rd Ct NE	Redmond	WA	98052
120	596434	Reinkens, James B. et ux	2740 76th Ave SE	Mercer Island	WA	98040
121	326434	Faber, Randall W	6525 200th St SW #205	Lynnwood	WA	98036
122	646434	Barton, Greg S	2033 208th Pl NE	Redmond	WA	98053
123	926434	Carlson, Kathryn A	1441 Oakmont Dr	Cle Elum	WA	98922
126	626434	Cloyd, Robert W. et ux	PO Box 571	Cle Elum	WA	98922
127	116434	Kohn, Peter A et ux	11734 9th Ave NE	Seattle	WA	98125
134	126434	Ruttan, Gordon D et ux	10418 Fay Rd NE	Carnation	WA	98104
135	306434	Apple, Ervin	4251 327th Pl SE	Fall City	WA	98024
136	146434	Huey, Beulah M	PO Box 506	S. Cle Elum	WA	98943
137	316434	Huey, Beulah M	PO Box 506	S. Cle Elum	WA	98943
138	156434	Furman, Donald W	400 Fairway Dr	Aberdeen	WA	98520
139	339234	Koch, Carl D et ux	6339 S. Island Drive	Bonney Lake	WA	98391

Stratton

941 Oakmont Dr  
Cle Elum 98922  
Exhibit B



Stewart Title of Kittitas County, L.L.C.  
208 West 9<sup>th</sup> Avenue, Suite 6  
Ellensburg, Washington 98926  
(509) 933-4324 fax (509) 933-4329

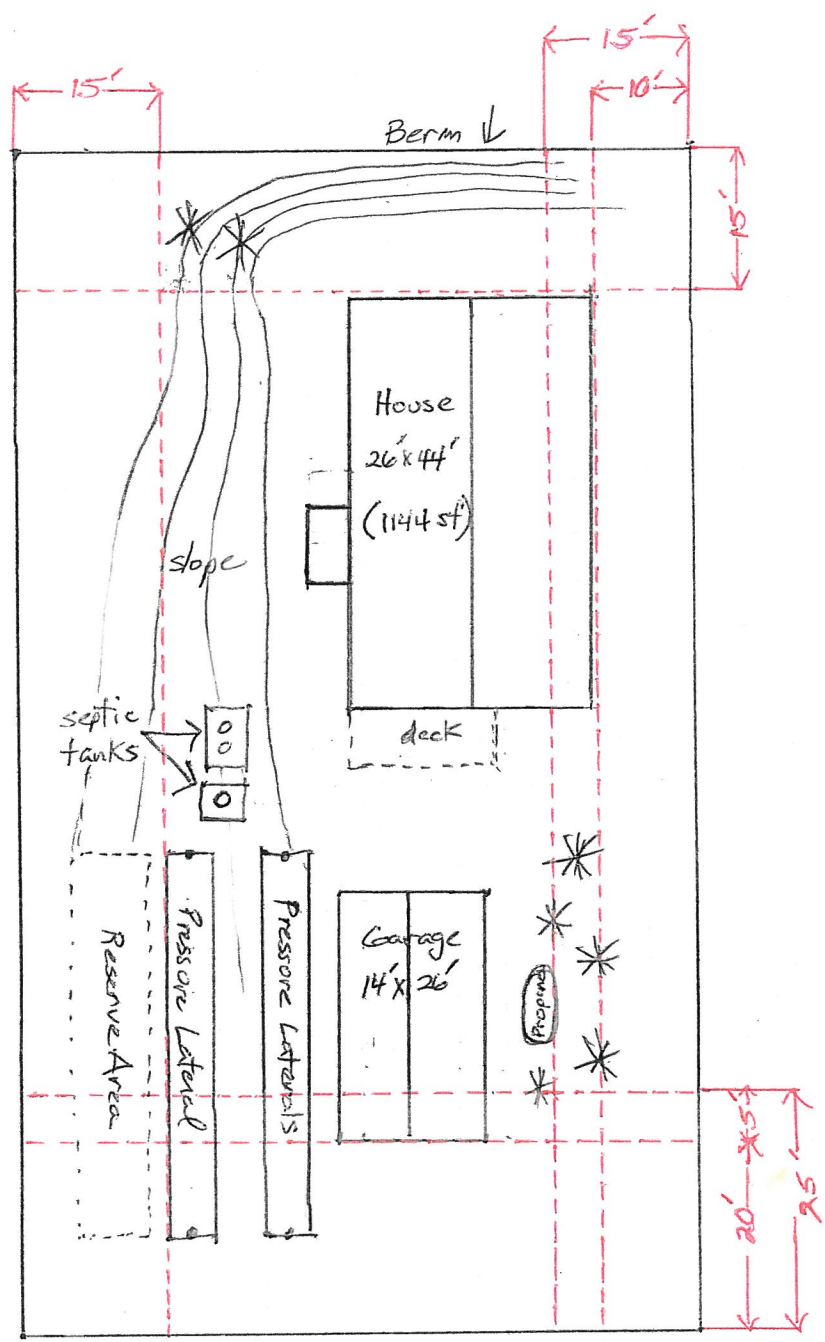
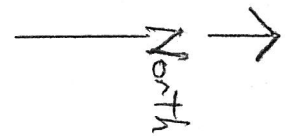


This sketch does not purport to show all highways, roads, or easements affecting said property. No liability is assumed for variations in dimensions and location, and is not based upon a survey of the property described in this order. It is furnished without charge, solely for the purpose of assisting in locating the described premises. The Company assumes no liability for inaccuracies therein.

Order number: \_\_\_\_\_



Exhibit C - Plot Plan  
 Lot 08, Div 3 Sun Country Estates .19A  
 Assessor's Parcel # 20-1435052-0088 (MAP#)  
 Tax Parcel # 826434  
 941 Oakmont Dr.  
 Cle Elum, WA 98922

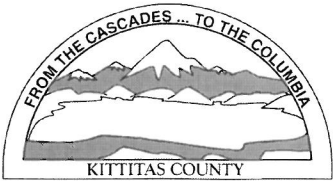


Property Owner: Stacia A. Stratton  
 8724 Fawntlee Crest S.W.  
 Seattle, WA 98136

1/4" = 5'  
 \* tree

**EXHIBIT "D"** - Legal Description

Lot 88 of SUN COUNTRY ESTATES 3<sup>RD</sup> ADDITION, according to the Plat recorded in volume 5 of Plats at page(s) 53, 54 and 55, records of Kittitas County, Washington.



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

**RECEIPT NO.: 00010071**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 023313

**Date:** 1/5/2011

**Applicant:** STRATTON, STACIA A

**Type:** check # 6221

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-11-00001	ADMINISTRATIVE VARIANCE	523.00
VA-11-00001	ADMIN VARIANCE FM FEE	65.00
VA-11-00001	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00