

March 10, 2011

Stacia A. Stratton  
8724 Fauntlee Crest SW  
Seattle WA 98136

**RE: Stratton Variance Application, VA-11-00001**

Dear Applicant,

The variance application submitted by Stacia A. Stratton, property owners, for a Structural Setback Variance to construct a single family residence 10 feet from the side property line and 20 feet from the front property line is hereby **APPROVED**. The site is located approximately 5 miles west of the city of Cle Elum, west of Oakmont Drive and north and east of Westside Road; Lot 88 of Sun Country Estates. In a portion of Section 35, T.20N, R.14E, W.M.; Kittitas County parcel map number 20-14-35052-0088.

This approval is based on the variance criteria contained in the Kittitas County Zoning Code.

**Findings for this approval are as follows:**

*Unusual circumstances or conditions apply to the property and/or the intended use that do not apply generally to other property in the area.* The current utility infrastructure, topography, and existing vegetation precludes the owner from constructing the desired structure on the property within the prescribed setback.

*Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by owners of other properties in the same vicinity or district.* Granting of this variance would allow the applicant to enjoy the same property rights as other properties in the same vicinity.

*The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in this area.* The garage for the residence will be situated 20 feet from the east (front) property line, and the residence itself will be 10 feet from the north (side) providing no negative impact to the neighboring property. No comments were received from other agencies or adjoining property owners objecting to the proposed variance. The structure shall be designed and constructed to insure that:

1. All development will comply with International Fire Code and Kittitas County Code
2. There will be no encroachment upon neighboring structures, tanks, or site improvements.
3. Rain and snow runoff will be contained on the subject parcel.

*The granting of such variance will not adversely affect the realization of the comprehensive development pattern of this area.* Granting this variance will not alter the development pattern of the area

There is a 10 working day appeal period on this variance approval, ending **Thursday March 24, 2011 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of Adjustment with a fee of \$500.00, 411 N. Ruby, Suite 2, Ellensburg, WA 98926. Timely appeals must present factual objections to the variance decision and may only be filed by parties with standing.

Sincerely,

Jeff Watson  
Staff Planner  
Community Development Services  
(509) 933-8274

**FILE COPY**

**NOTICE OF DECISION**  
Stratton Setback Variance  
(VA-11-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for an application from Stacia Stratton, landowners, for a Structural Setback Variance from the required 25 foot front yard setback and the 15 foot side yard setback Rural 3 zone. The approval of this variance allows for a front yard setback of 20 feet from the east property line for the construction of a single family residence garage, and a side yard 10 foot setback on the north property line for the construction of the residence. The site is located approximately 5 miles west of the city of Cle Elum, west of Oakmont Drive and north and east of Westside Road; Lot 88 of Sun Country Estates. In a portion of Section 35, T.20N, R.14E, W.M.; Kittitas County parcel map number 20-14-35052-0088

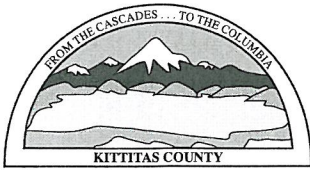
An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00pm March 24, 2011.

The original application and related information may be examined during business hours at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926 or on line at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Date: March 10, 2011

Publish: March 10, 2011 – Daily Record, NKC Tribune

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8724 Fauntlee Crest SW  
Seattle WA 98136



### Affidavit of Mailing & Publication

PROPOSAL NAME: Stratton Setback Variance VA-11-00001

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 10, 2011

I certify that the following documentation:

- Notice of Decision for the Stratton Setback Variance VA-11-00001

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie Leader  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 10<sup>th</sup> day of March, 2011

Kelly J. Carlson  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: July 9<sup>th</sup>, 2014

