

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



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: 	RECEIPT # 	
--	-----------	---------------	--

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: Rick Seddon
Mailing Address: 6219 116th St Ct E
City/State/ZIP: Puyallup WA. 98373
Day Time Phone: 253 279-1986
Email Address: Rick@SeddonMarketing.com

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: Dennis Folden
Mailing Address: 25915 126th Ave E
City/State/ZIP: Graham Wa. 98338
Day Time Phone: (253) 208-6024
Email Address: Dennisfolden@ADL.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:

Address: 350 Lava Lane
City/State/ZIP: Ronald Wa.

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

Ridge View Estates Lot-20

6. Tax parcel number: 21-14-28050-0020

7. Property size: 1.04 Acres (acres)

8. Land Use Information:

Zoning: Commercial Forest 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'	-

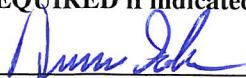
AUTHORIZATION

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)**

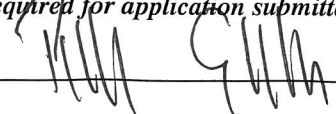
Date:

X  _____

3-23-11

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

Date:

X  _____

3-23-11

Site Plan

1" = 50'

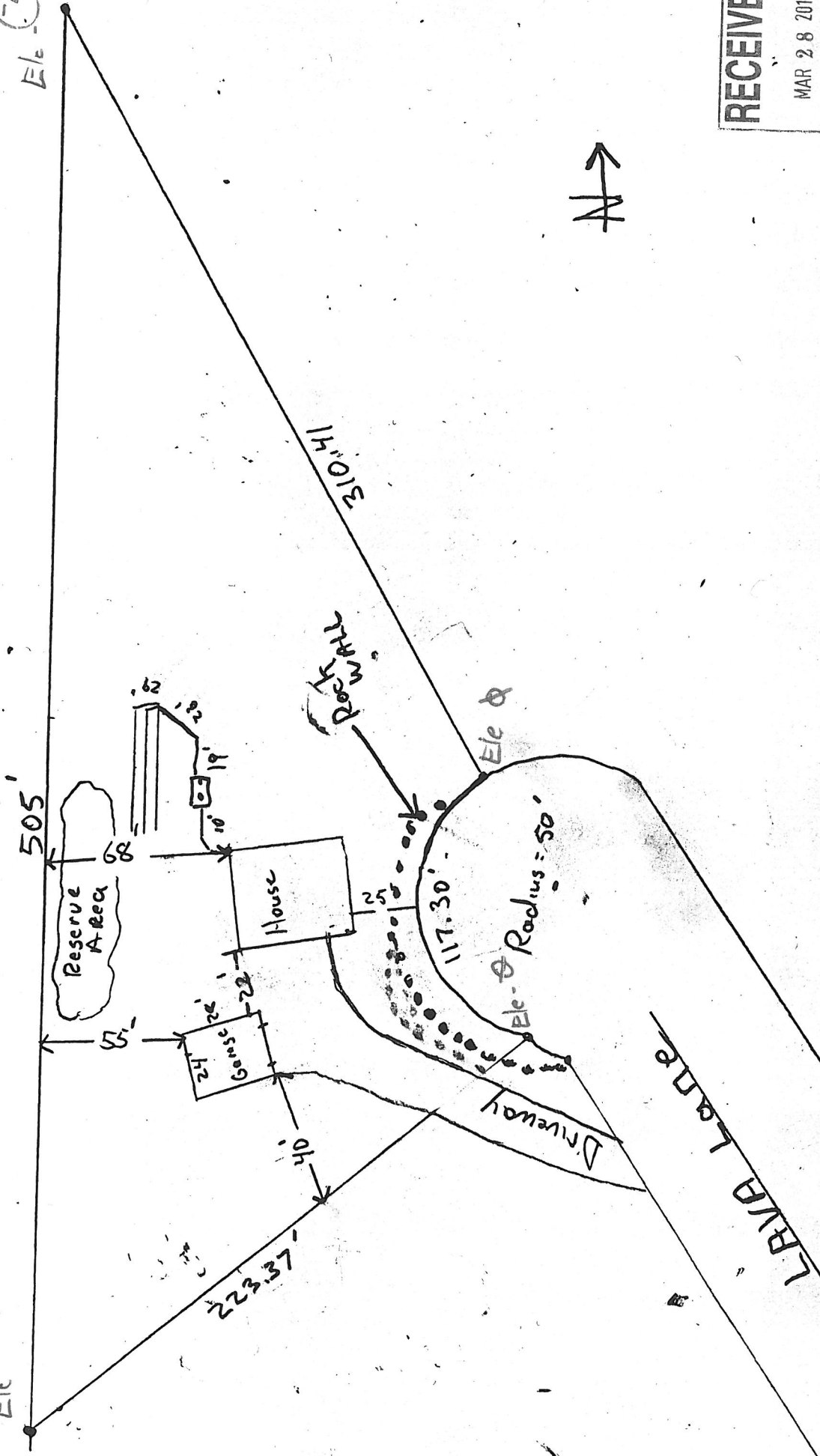
Rick, Doreen Seddon
Ridge View Estates Lot-20
350 Lava Lane
Ronald Wa,

(25)

(-15)

Elc -

Elc -



RECEIVED
MAR 28 2011
KITITAS COUNTY
GDS

LAVA LANE



Project Narrative

The project we are asking for is a one story garage: 24'X28' for storage purposes only. no water or sewer necessary.

The zoning is commercial forest which does not allow structures away from the center most part of the property. With the shape and slope of the lot and driveway access the only place to put the garage is where we are proposing.

The septic system and reserve area are both right and below the proposed garage and existing home.

Any other place on this property has no access available even with any kind of excavation. Other homes, within this development have detached garages like the one we are asking for, since the primary residences don't have attached garages on them.

This project will in no way affect other homes or projects in this development, if accepted. But will allow us to fully use our property and home by having a place to store snowmobiles, Atv's, etc.

Since the driveway to the house is already built and being used by vehicles, this garage will not adversely change the slopes or design of the property by adding the garage structure to it.

We really appreciate your time and efforts on this project for us and hope we have answered all your questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Seddon". The signature is stylized and written over the printed name.

Rick Seddon

Lot Owner

RECEIVED

MAR 28 2011

KITTITAS COUNTY

LPDS

- 1) Homeowner Association
"Twin Lakes Recreation Association"

Secretary - Allan Rothfus

Cell # (206) 390-0647

E mail - drothfus @ inlandnet.com

- 2) Lot - 19 "Neighbor"

Lance, Jackie Hecht

17203 40th Ave E

Tacoma Wa 98446

Phone : (253) 606-3138

- 3) Lot - 21 "Neighbor"

Sam, Jan Setlemier

180 Studebaker Rd. Spur # 3

Castle Rock Wa, 98611

Phone # (360) 274-8643

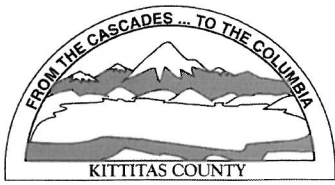
- 4) Lot - 18 "Neighbor"

Dennis, Gayle Falden

25915 126th Ave E

Graham Wa 98338

Phone # (253) 206-6024



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

RECEIPT NO.: 00010544

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023630

Date: 3/28/2011

Applicant: SEDDON, RICK ETUX

Type: check # 8214

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-11-00002	ADMINISTRATIVE VARIANCE	523.00
VA-11-00002	ADMIN VARIANCE FM FEE	65.00
VA-11-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
	Total:	638.00