



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

March 26, 2012

Lee Eggebrotten & Kristine Frankland
1807 8th Ave. W.
Seattle, WA 98119

RE: NOTICE OF DECISION: Eggebrotten Variance (VA-11-00005)

Dear Mr. Eggebrotten & Ms. Frankland:

The variance application submitted by Lee Eggebrotten & Kristine Frankland, property owners, for a Structural Setback Variance to construct a single family dwelling 10 feet from the rear property line is hereby **APPROVED**. The site is located approximately .65 miles northwest of I-90 exit 54 at the southernmost point of Tanner Way, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22-11-09054-0051.

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 lot is situated adjacent to the ski slope and is much steeper grade than the other properties in the community. The center of the lot has steep topography that limits the options for a reasonable structure and would require significant work to ensure slope stability.

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 proposed structure will be situated 10 feet from the west (rear) property line 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 **April 9, 2012 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,

Dan Valoff
Staff Planner