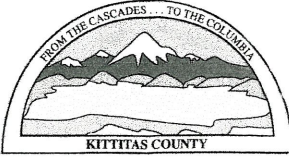


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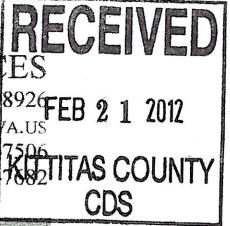
KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7882



ZONING VARIANCE APPLICATION

Relief from a provisions of Title 17 when, because of unusual circumstances, following such provision would cause undue hardship (See KCC 17.84)

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

- 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 & C
- Project Narrative responding to Questions 9 and 10 on the following pages. - Attachment #1
- Address List of Neighboring Land Owners - Exhibit A

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: 2/21/12

RECEIPT # 13528



DATE STAMP IN BOX

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

FORM LAST REVISED: 4-7-2011

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: Frey, Donald & Terri _____
Mailing Address: 12803 SE 231st Way _____
City/State/ZIP: Kent, WA 98031 _____
Day Time Phone: 206-391-3197 _____
Email Address: WK = dfrey@republicservices.com or fred43@msn.com = Home

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: 13651 Salmon La Sac _____
City/State/ZIP: Ronald, WA 98940 _____

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

Acres .50 Cd. 6001-2-1 Sec. 34; Twp. 21; Rge.14; P Tn. SW 1/4NE 1/4 _____

6. **Tax parcel number: 216935** _____

7. **Property size: 0.50** _____ **(acres)**

8. **Land Use Information:**

Zoning: Rural 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, and the provision of zoning code for which this variance is requested and the way in which you wish to vary from the code.
10. **A variance may be granted only when the following criteria are met (see KCC 17.84.10). 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'

AUTHORIZATION

11. 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.
- 12.

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 _____

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

Date:

X Donald Frey

2-18-12

VA-12-00007



Attachment #1

Project Narrative
Frey Variance Application

February 24, 2012

9. Narrative project description

Parcel # 216935, is located at 13651 Salmon La Sac RD, Ronald, WA 98940 (see Exhibit B). The lot is 100' across the front (West side bordering Salmon La Sac Rd) 352 feet deep & 25' across the back side. The lot is pie shaped with a slight slope from back to front. The septic tank was approved and installed in 2008 (Permit #2008-10815). The drain field was located toward the narrow back end (east end) of the lot. In 2009 we were notified that there is at that time an unregistered Water Well within 85' of the drain field located on our property near southeast end of lot. The drain field was moved from the back to the Southwest side along the south property line at the request of Kittitas County (As built Approval permit was issued). This movement negatively impacted the build spot for this property. In the summer months we have a 29' travel trailer on this lot hooked up to water, power, & the septic. Our intent is to remove the trailer and construct a permanent single family residence with an attached 2 car garage. The residence will have 3 bedrooms with approximately 1500 sq. ft. and will have the 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 of property lines and 25' from the front property line at the street. We are requesting a setback of 5' on the north and south property line adjoining Parcels 10328, 10327, 10326, & 226935.

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.

The shape of our property. The North lots are much larger with homes built on them. The property to the south has a mobile home on it. With the existing drain field now located along the southern property line our build spot has been negatively impacted. This variance will allow us to build a home on the property keeping the drain field to the south with a reserve drain field.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other property in the same vicinity.

This variance will allow us to build a house and allow us to use the property year round.

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

Authorization of this variance will not have a negative impact. The adjacent lots to the North have homes already built that are at more than 100 feet from the property line with natural wooded barriers between their lots and our lot. The adjacent 4.0 acre lot to the South has a mobile home parked on their property at this time. The possibilities for a new home will allow much latitude for building location allowing a natural wooded barrier between the south lot and this lot. 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. It will allow us to place our house as far from the Salmon La Sac Hy as possible. The variance will not intrude or deny access to surrounding property owners.

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

Granting of this request 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 this area and the requirements of the Driftwood Acres Home Owners Association.

VA-12-00001

EXHIBIT A

Lot Owners Within 500' of Parcel # 216935 Frey Property

Parcel #	Owner	Mailing Address	City	State	Zip
10328	James McLain	Po Box 1518	Maple Valley	WA	98038-1518
10327	Kevin Iden	5121 Ripley Lane N	Renton	WA	98056-1504
10326	Kenneth R Wren	1919 Tacoma PT DR E	Sumner	WA	98390
10325	Todd Hruby	19912 SE 240th	Maple Valley	WA	98038
226935	Nancy Hansen	41808 218th Ave SE	Enumclaw	WA	98022
15889	Hamberlin LLC	PO Box 237	Ronald	WA	98940



Exhibit B

VA-12-00001

RECEIVED

FEB 21 2012 3:2
LOT
KITITAS COUNTY
CDS

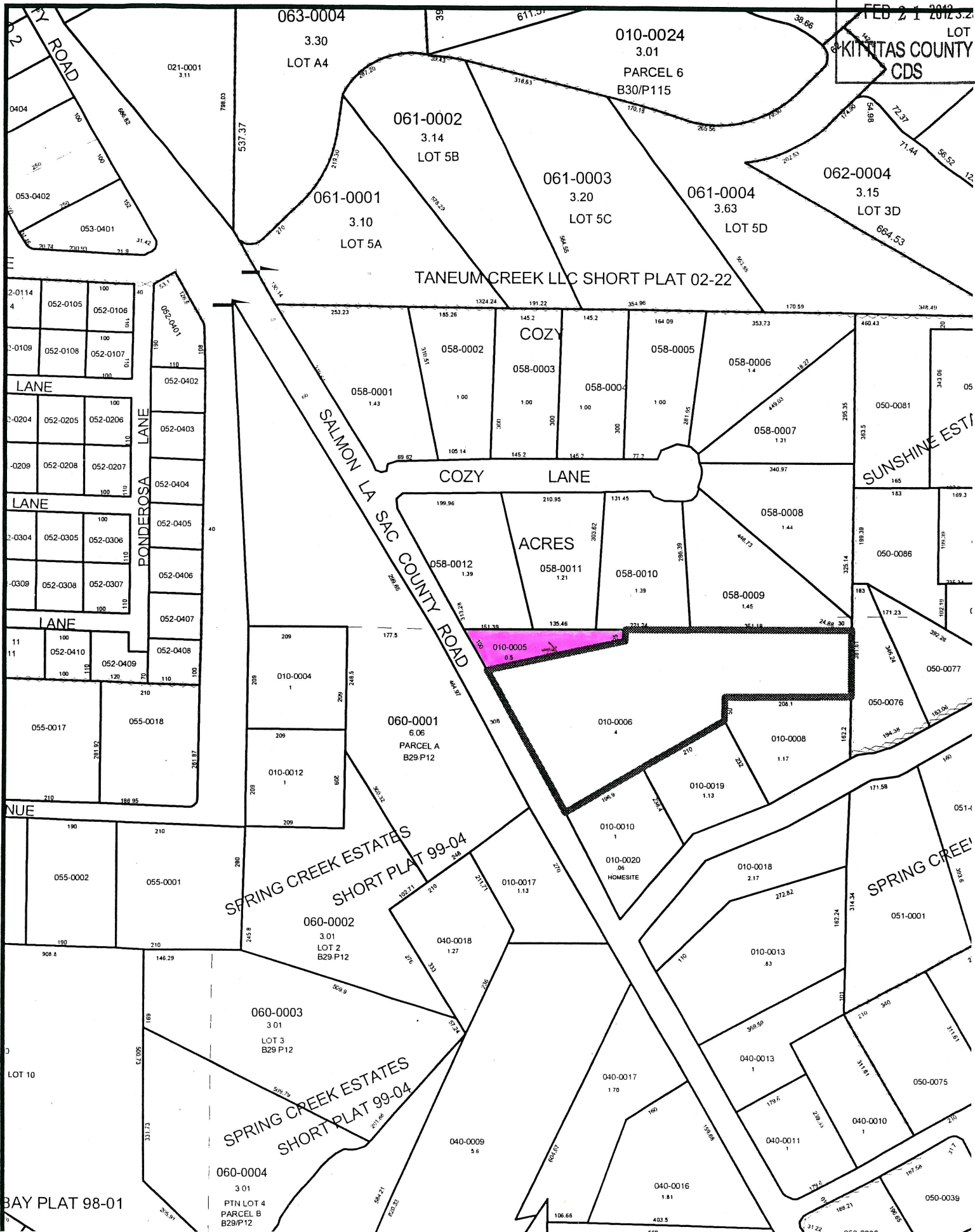


Exhibit C

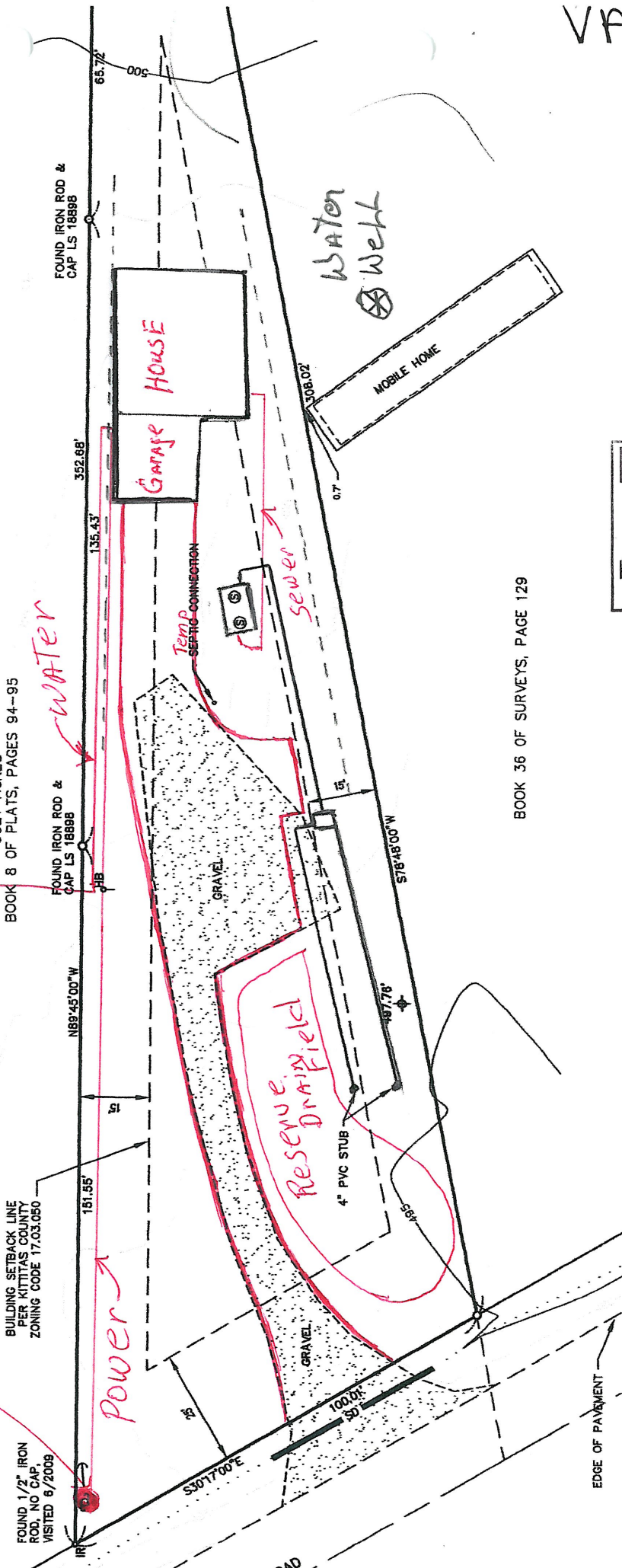
RECEIVED
FEB 21 2012
KITITAS COUNTY
CDS

BOOK 36 OF SURVEYS, PAGE 129

Scale $\frac{1}{32}$

10 meters (water)

power pole

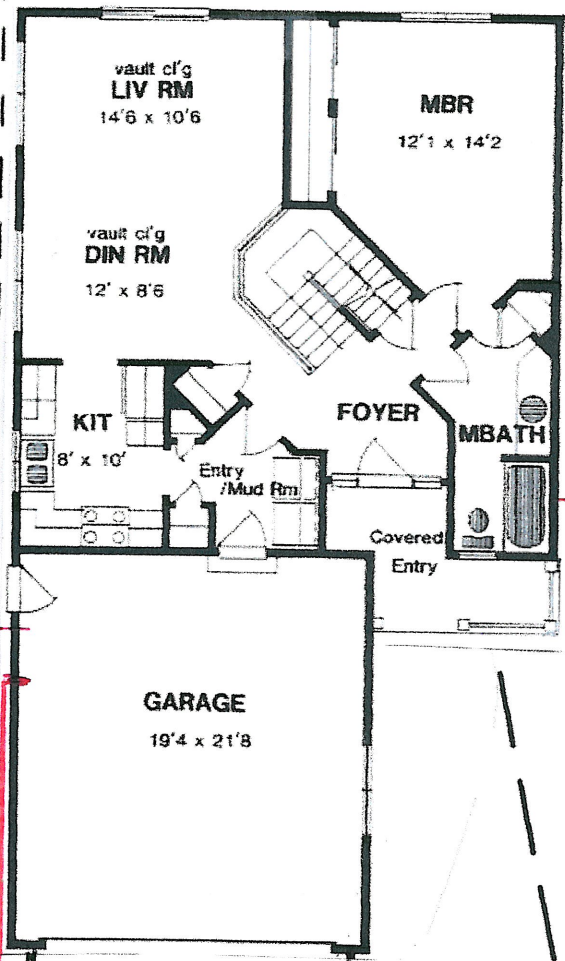


3/32 Scale

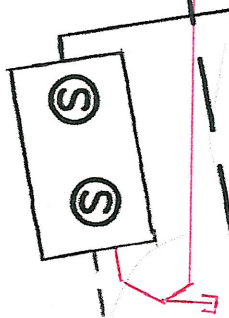
Exhibit C

135.43'

Water line →
Power →



Temporary
SEPTIC CONNECTION
will be Removed



Sewer →

Propane
TANK 498

308.02'

DRAIN
Field

RECEIVED

FEB 21 2012

KITTITAS COUNTY
CDS