

# 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 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.

Project Narrative responding to Questions 9 and 10 on the following pages.

\$523.00 Kittitas County Community Development Services (KCCDS)	
\$235.00 Kittitas County Environmental Health	April 29, 2013
\$50.00 Kittitas County Department of Public Works	7 (prii 20, 2010
\$65.00 Kittitas County Fire Marshal	
\$873.00 Total fees due for this application (One check made payable to KCCDS)	

For Staff Use Only



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

## GENERAL APPLICATION INFORMATION

1.		s and day phone of land owner(s) of record: (s) required on application form.	
d.	Name:	SILVER FOR PROPERTIES LLC	
	Mailing Address:	1351 LAFOREST DR SE	
	City/State/ZIP:	NORTH BEND WA 98045	
	Day Time Phone:	425 766-4520	
	Email Address:	dbrewster @ summitigo com	
2.	Name, mailing address If an authorized agent is	s and day phone of authorized agent, if different from landow s indicated, then the authorized agent's signature is required for	ner of record: application submittal.
	Agent Name:		
	Mailing Address:		
	City/State/ZIP:		
	Day Time Phone:		
	Email Address:		
3.		s and day phone of other contact person oner or authorized agent.	
	Name:	JAMES THOMAS APOHITECT	
	Mailing Address:	2221 EVERETT AVE, #104	
	City/State/ZIP:	EVERETT WA. 98201	
	Day Time Phone:	425-259-0661	
	Email Address:		
4.	Street address of prop	erty:	
	Address:		
	City/State/ZIP:		
5.	Legal description of p	roperty (attach additional sheets as necessary): T 59 OF SKI ACRES ESTAT	FS.
		SE.9, TWW 22, RNG II	
6.	Tax parcel number: _	2081355/22-11-09054-0059 (DI	<u>.D)</u>
7.	Property size:	,17 A	_(acres)
8.	Land Use Information	territoria de la companya de la com La companya de la co	· .
	Zoning: RESIDE	NTAL Comp Plan Land Use Designation:	
•		Page 2 of 3	

#### 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.

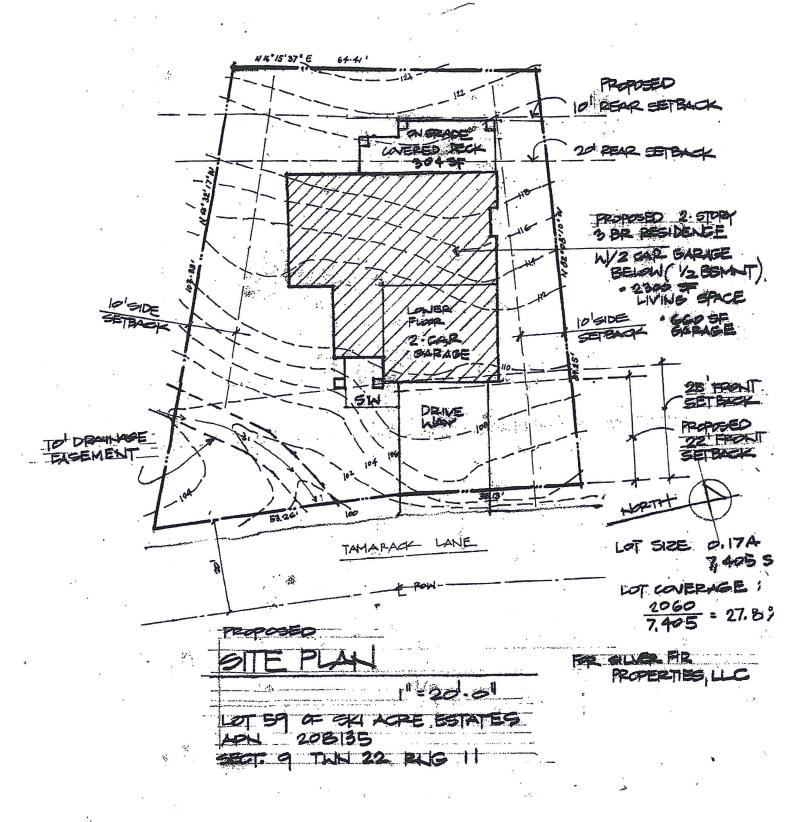
D. That the granting of such variance will not adversely affect the realization of the comprehensive development pattern.

### AUTHORIZATION

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:
Λ.	<u>.</u>
Signature of Land Owner of Record (Required for application submittal):	Date:
xX	4/24/13





2221 Everett Ave Suite 201 Everett, WA 98201



# PROJECT NAPPATIVE

LOTST SKI AGE ESTATES

THIS PROJECT GEEKS TO BUILD A 2300 SF 3BP SKI CABINI

OF SKI ACRE ESTATES ON LOT 59

WE ARE ASKING WITH THIS VARIANCE APPLICATION A

PECUCED PEAR SETBACK TO 10' FROM 25' AGINI

CEOT. 17.16.080 OF KITTITES COUNTY CODE.

SET ACRES COR! PECUPES A MINI 15 FRONT YARD

SET ACRES COR! PECUPES 25' FRONT BUTWILL PECUCE TO

22'-O" WITH THIS APPLICATION!

COVERAGE PENANS LESS THAN 30%.

HEIGHT PENIANS 8 35' MAXIMUM.

10)

A: the topography of the lot is such that it requires the additional space at the back of the lot to build the desired structure. A portion of the easterly side of the lot slopes downward and is not suitable for harmonious building. Other lots in this development are flat and don't require any variance.

B: The variance is required to build a home suitable to the other available lot's building footprints that don't have the same topographical limitations.

C: this variance in no way has any negative impact on the adjoining easterly and westerly lots in terms of views, enjoyment, welfare or any negative impact what so ever.

D: there is no adverse impact to the development pattern in any way. The land behind lot 59 is forever vacant forest service land, that has trees and brush for another 60-80 feet due south until it hits the Snoqualmie Pass ski area.



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

**RECEIPT NO.:** 

00017151

COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

PUBLIC HEALTH DEPARTMENT (509) 962-7698

DEPARTMENT OF PUBLIC WORKS

(509) 962-7523

Account name:

026897

Date: 4/29/2013

Applicant:

SILVER FIR PROPERTIES LLC

Type:

check

# 10560

Permit Number	Fee Description	Amount
VA-13-00003	ADMINISTRATIVE VARIANCE	523.00
VA-13-00003	ADMIN VARIANCE FM FEE	65.00
VA-13-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-13-00003	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00