



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

June 28, 2013

Silver Fir Properties LLC  
1351 Laforest Drive SE  
North Bend WA 98045

James Thomas  
2221 Everett Avenue #104  
Everett WA 98201

## RE: NOTICE OF DECISION: Silver Fir Properties Variance (VA-13-00003)

Dear Silver Fir Properties:

The variance application you submitted for a Structural Setback Variance to encroach 15 feet into the rear setback of the property has been **denied**. The site is located approximately 25 miles northwest of Cle Elum on Snoqualmie Pass in Ski Acres Estates; west side of Tamarack Lane, half way down, in a portion of Section 09, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22 11 09054 0059.

This denial is based on the variance criteria contained in Title 17.84 Kittitas County Zoning Code. Complete Findings of Fact for this denial are attached, but in summary Kittitas County Community Development Services found that:

1. The applicant has failed to demonstrate in a factual and meaningful way the existence of any "*unusual circumstance or condition*" that does not apply generally to other property in the same vicinity.
2. The applicant has failed to demonstrate in a factual and meaningful way the existence of an "*undue hardship*" caused by the application of the yard requirements as stipulated in KCC 17.60.80.
3. The applicant has failed to demonstrate in a factual and meaningful way the existence of a "*substantial property right*" that may be negated by the application of the yard requirements as stipulated in KCC 17.60.80.
4. The applicant has failed to demonstrate in a factual and meaningful way that the encroachment will not be "*injurious*" to the public welfare, or how the proposed encroachment might be mitigated to protect the public welfare.

There is a 10 working day appeal period on this variance approval, ending **Thursday, July 18<sup>th</sup>, 2013 at 5:00 P.M.** Such appeals are filed with the Kittitas County Board of County Commissioners with a fee of \$500.00 at 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