

Jeff Watson

From: Jeff Watson
Sent: Tuesday, April 08, 2014 3:30 PM
To: legals@kvnews.com
Subject: VA-14-00001 Pittis Publication Request
Attachments: VA-14-00001 Pittis Notice of Application Legal.docx

Please publish the attached on: Monday 4.14.2014... thanks

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

NOTICE OF APPLICATION

Project Name (File Number): Pittis (VA-14-00001)

Applicant: Dick and Donita Pittis

Location: 1 parcel, located approximately 5 miles west of Cle Elum at 581 Pebble Beach Drive, in a portion of Section 35, T20N, R14E, WM in Kittitas County, bearing Assessor's map number 20-14-35050-0218.

Proposal: Dick and Donita Pittis, have submitted zoning setback variance application to encroach 20 feet into the 25 foot front setback for the construction of a 24' x 24' garage. The subject property is zoned Rural 5.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback Variances](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback%20Variances). Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Tuesday, April 29, 2014**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, zoning setback variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

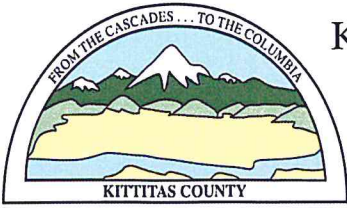
Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application: Monday, April 14, 2014

Application Received: Wednesday, January 22, 2014

Application Complete: Tuesday, April 8, 2014

Publication Date: Monday, April 14, 2014



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

Building Partnerships - Building Communities

PROPOSAL NAME: Pittis Zoning Setback Variance (VA-14-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Monday, April 14, 2014

I certify that the following documentation:

- Notice of Application for the Pittis Zoning Setback Variance (VA-14-00001)

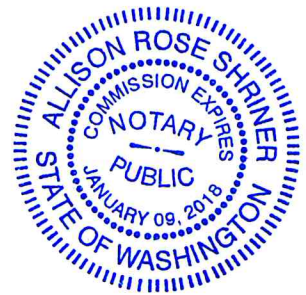
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Jeff Watson
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me

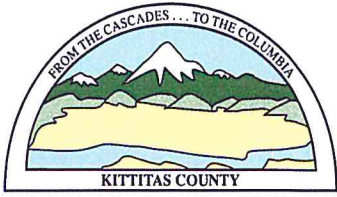
April 14th, 2014
Date



Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: January 9, 2018.

Signature



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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cds@co.kittitas.wa.us

Office 509-962-7506

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Building Partnerships - Building Communities

NOTICE OF APPLICATION

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Project Name (File Number): Pittis (VA-14-00001)

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Proposal: Dick and Donita Pittis, have submitted a zoning setback variance application to encroach 20 feet into the 25 foot front setback for the construction of a 24' x 24' garage. The subject property is zoned Rural 5.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback Variances](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Setback%20Variances).

Phone: (509) 962-7506

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Under Title 15A.03.080 and 17.84.010, zoning setback variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Signature Planner of Record

April 8, 2014
Date

RIACH, ELLA F
PO BOX 2613
STANWOOD WA 98292-2613

MCALLISTER, R E ETUX
TRUSTEES
691 PEBBLE BEACH DR
CLE ELUM WA 98922

RIACH, GREGORY C
11550 HWY 10
ELLENSBURG WA 98926-

SUKERT, ROBERT E & EVELYN
14909 57TH AVE S
TUKWILA WA 98168

WOLFE, RICHARD E. ETUX
591 PEBBLE BEACH DRIVE
CLE ELUM WA 98922

PITTIS, RICHARD M. ETUX
1020 LAFOREST DR SE
NORTH BEND WA 98045

ZELDES, DARRELL M ETUX
3650 73RD AVE SE
MERCER ISLAND WA 98040

HALL, JERALD A ETUX
20909 NE 142ND ST
WOODINVILLE WA 98072

WILSON, FARRELL ETUX
4063 WILLIAMS AVE N
RENTON WA 98056-

FEDER, BARRY A & KRISTI J
NORTON, THOMAS J & DEBORAH
L
18817 SE 42ND
ISSAQUAH WA 98027

NORTON, THOMAS J
BERTO, DEBORAH L
24131 SE 167TH ST
ISSAQUAH WA 98027-8419

PETERSON, DONALD SCOTT
14705 NE MINK RD
WOODINVILLE WA 98072

MEBIUS, JOHN J ETUX
TRUSTEES
PO BOX 431
CLE ELUM WA 98922-

METZGER, NORMAN C
PO BOX 144
CLE ELUM WA 98922

SCOTT, LAWRENCE P &
SHARON E
11211 SE 223RD PL
KENT WA 98031

PEARSON, GEORGENE L
38525 191ST AVE SE
AUBURN WA 98092-

JOHNSON, WESLEY V ETUX
920 ST ANDREWS DR
CLE ELUM WA 98922-

NELSON, MARVIN D ETUX
6221 NE 190TH ST
KENMORE WA 98028-

BEQUETTE, RONALD E TRUSTEE
6185 RED BRIDGE RD
CLE ELUM WA 98922-

SUN COUNTRY GOLF
RESORT HOLDINGS LLC
6112 76TH DR SE
SNOHOMISH WA 98290-

THOMPSON, ROBERT G ETUX
1903 E CRESCENT DR
SEATTLE WA 98112-

COOPER, LEE J ETUX
PO BOX 146
CLE ELUM WA 98922

SMITH, JUNE G.
% RODNEY, DONNA, PR
PO BOX 946
CLE ELUM WA 98922

JARED, ALLISON
470 PEBBLE BEACH DR
CLE ELUM WA 98922-

FOX, IVAN L ETUX TRUSTEES
3417 38TH AVE W
SEATTLE WA 98199

BERGER, RICHARD J & LUCILLE
J
10416 350TH AVE SE
SNOQUALMIE WA 98065-

FOURTH BURROUGHS LLC
73 CASCADE KEY
BELLEVUE WA 98006-

BAIN, ARLETA L
9999 W. ALADAR CT.
BOISE ID 83704-

STERNITZKY, PETER H & LINDA
K
TRUSTEES
730 PEBBLE BEACH DR
CLE ELUM WA 98922-8534

POLIK, DEAN M. ETUX
3002 60TH AVE SE
MERCER ISLAND WA 98040

SCHMIDT, VINCENT J &
DOLORES G
20910 9TH PL W
LYNNWOOD WA 98036

CARLSON, FLORENCE FAMILY
LLC
1316 N 195TH ST
SHORELINE WA 98133-

BENGEN, BRANT W
3426 104TH PL SE
EVERETT WA 98208-

JABRIDAN LLC
8122 EASTSIDE DR NE
BROWNS POINT WA 98422-1166

THEISEN, CHRIS
1200 FRANKLIN WAY
SPARKS NV 89431-

MENNE, BRUCE B ETUX &
SMITHERS, MARK G
17511 26TH DR SE
BOTHELL WA 98012-

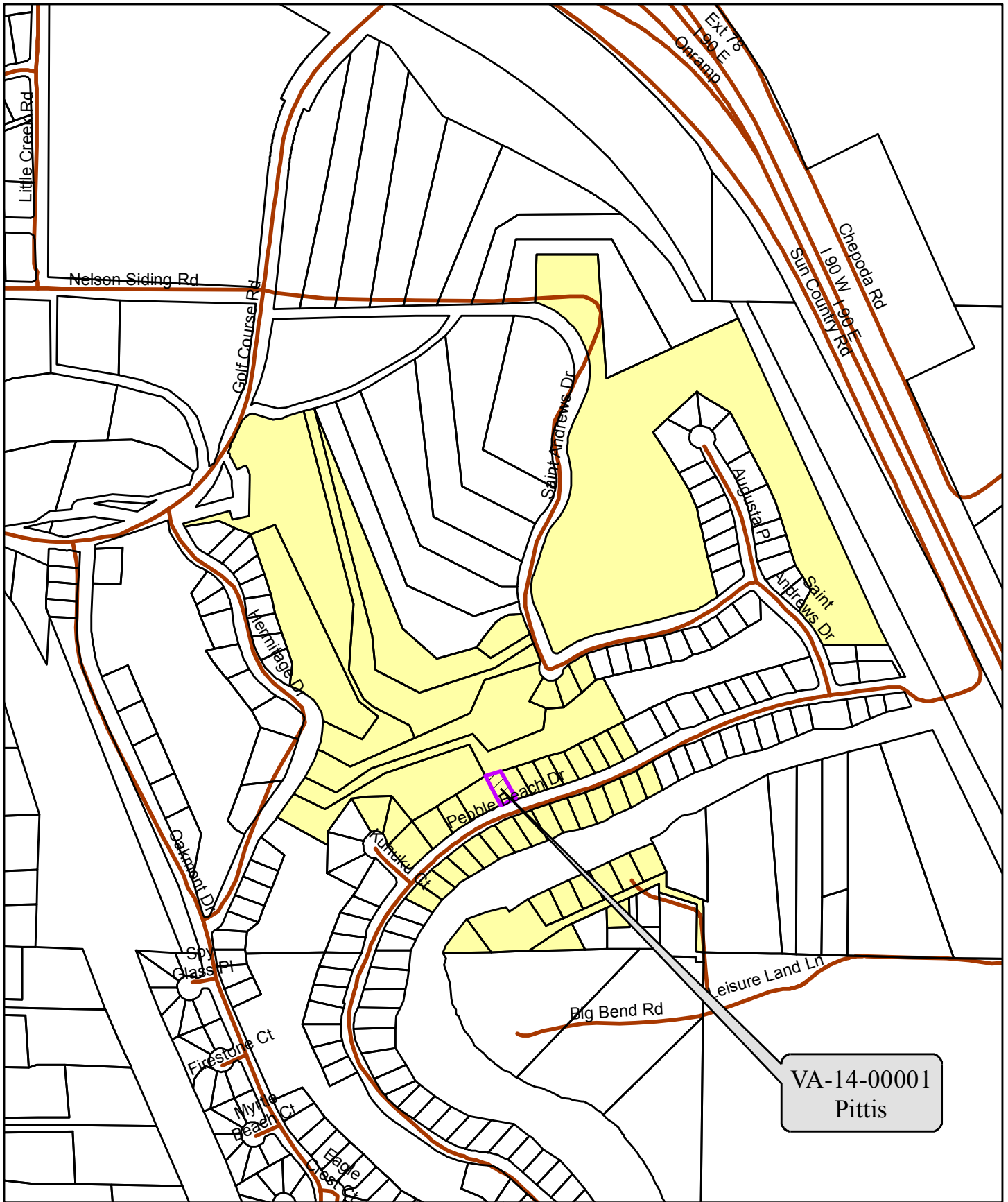
PHILIPP, JOHN H ETUX &
KENNEDY, MICHAEL ETUX
1651 LEISURE LAND LN
CLE ELUM WA 98922-

LOSO, JAMES E. ETUX
PO BOX 1
CLE ELUM WA 98922

HEINDL, STEVE R ETUX &
HEINDL, TOM R ETUX
2218 HIGHLAWN AVE
EVERETT WA 98201

UNDERWOOD, DON B.
1771 LEISURE LAND LN
CLE ELUM WA 98922

RORICK, MICHAEL H &
BERGMAN, ANN
601 UNION STREET SUITE 800
SEATTLE WA 98101-2360



VA-14-00001
Pittis

VA-14-00001
Pittis

Adjacent Properties for
Notification Map

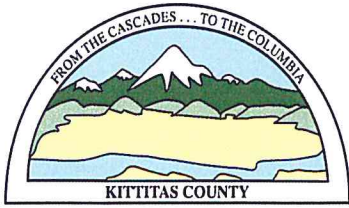
Jeff Watson

From: Jeff Watson
Sent: Tuesday, April 08, 2014 2:16 PM
To: 'dmpittis@comcast.net'
Subject: VA-14-00004 Pittis Setback Variance
Attachments: VA-14-00001 Pittis Deem Complete Signed.pdf

[VA-14-00004 Pittis Link to On Line File](#)

Deem Complete attached; hard copy in the US Mail. The notice of application is set to publish Monday will probably get the documentation out this afternoon but may be tomorrow (depends on counter and phone traffic).

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

April 8, 2014

Dick and Donita Pittis
581 Pebble Beach Drive
Cle Elum, WA 98922

Subject: Pittis Zoning Setback Variance, VA-14-00001

Dear Applicant,

Your application for a zoning setback variance on approximately 0.2 acres of land that is zoned Rural 5, located in a portion of section 35, township 20 N, range 14 E, WM in Kittitas County; Assessor's map number 20-14-35050-0218, was received on Wednesday, January 22, 2014. Your application has been determined complete as of Tuesday, April 8, 2014.

Continued processing of your application will include, but is not limited to, the following actions:

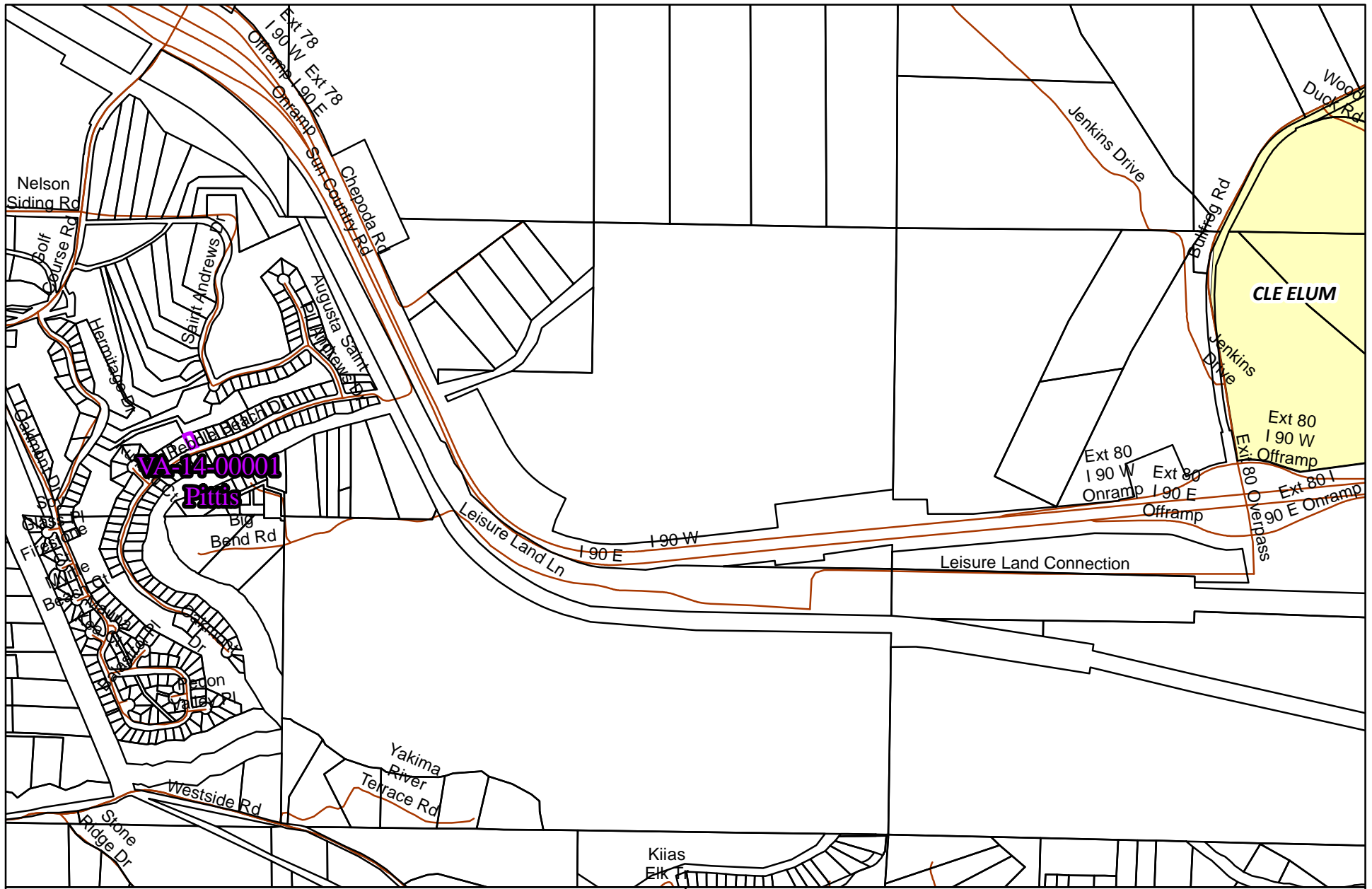
1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Staff Planner

VA-14-00001 Pittis Master File@T:\CDS\Projects\Variences\VA 2014\VA-14-00001 Pittis



VA-14-00001
Pittis

Area
Map

3/28/2014

kaycee.hathaway



Pebble Beach Dr

Sycamore Dr





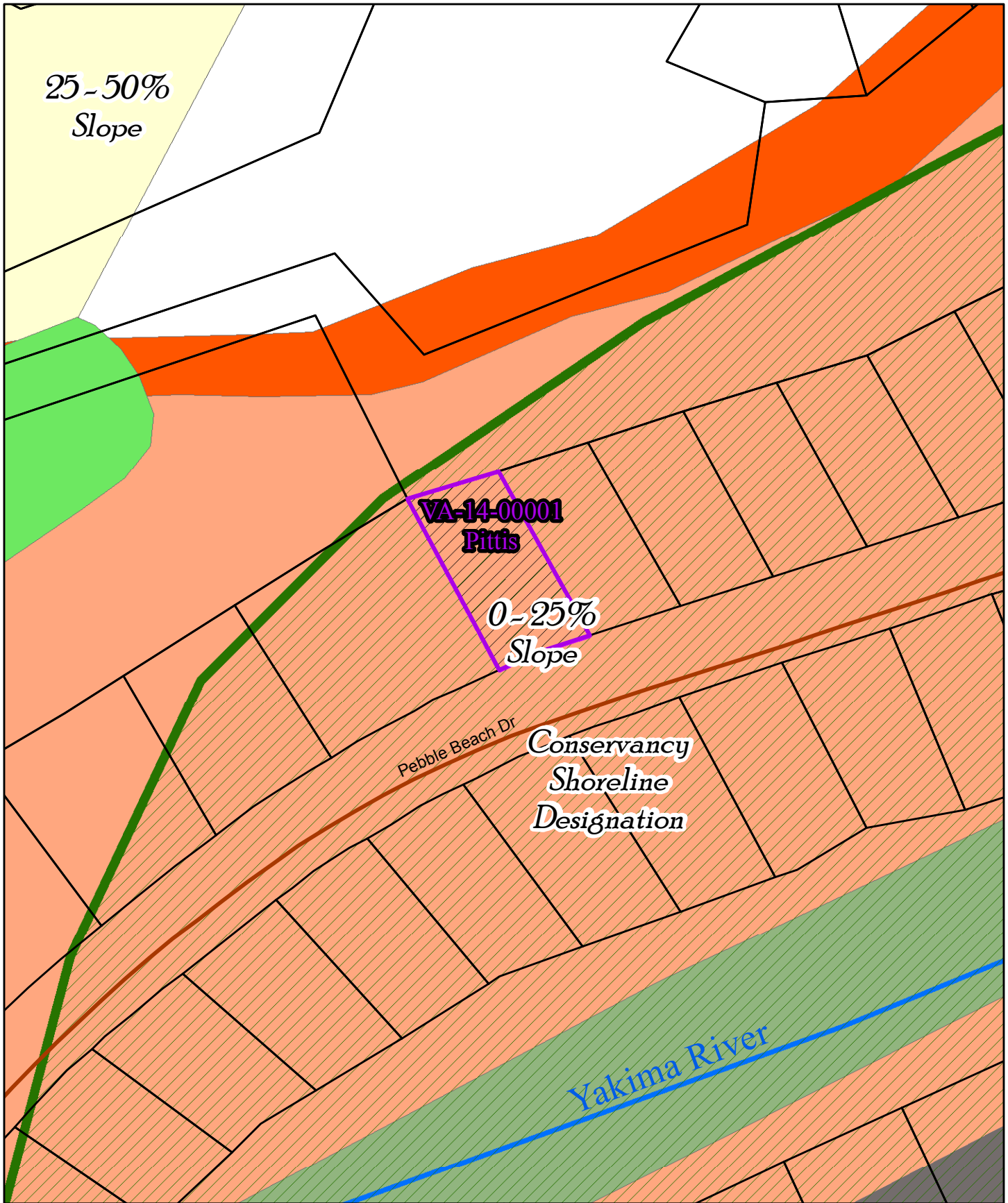
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**VA-14-00001
Pittis**

**Vertical
Air Photo**

3/18/2014

jeff.watson



VA-14-00001
Pittis

jeff.watson

Critical Areas
Map

4/8/2014

Critical Areas Checklist

Tuesday, April 08, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

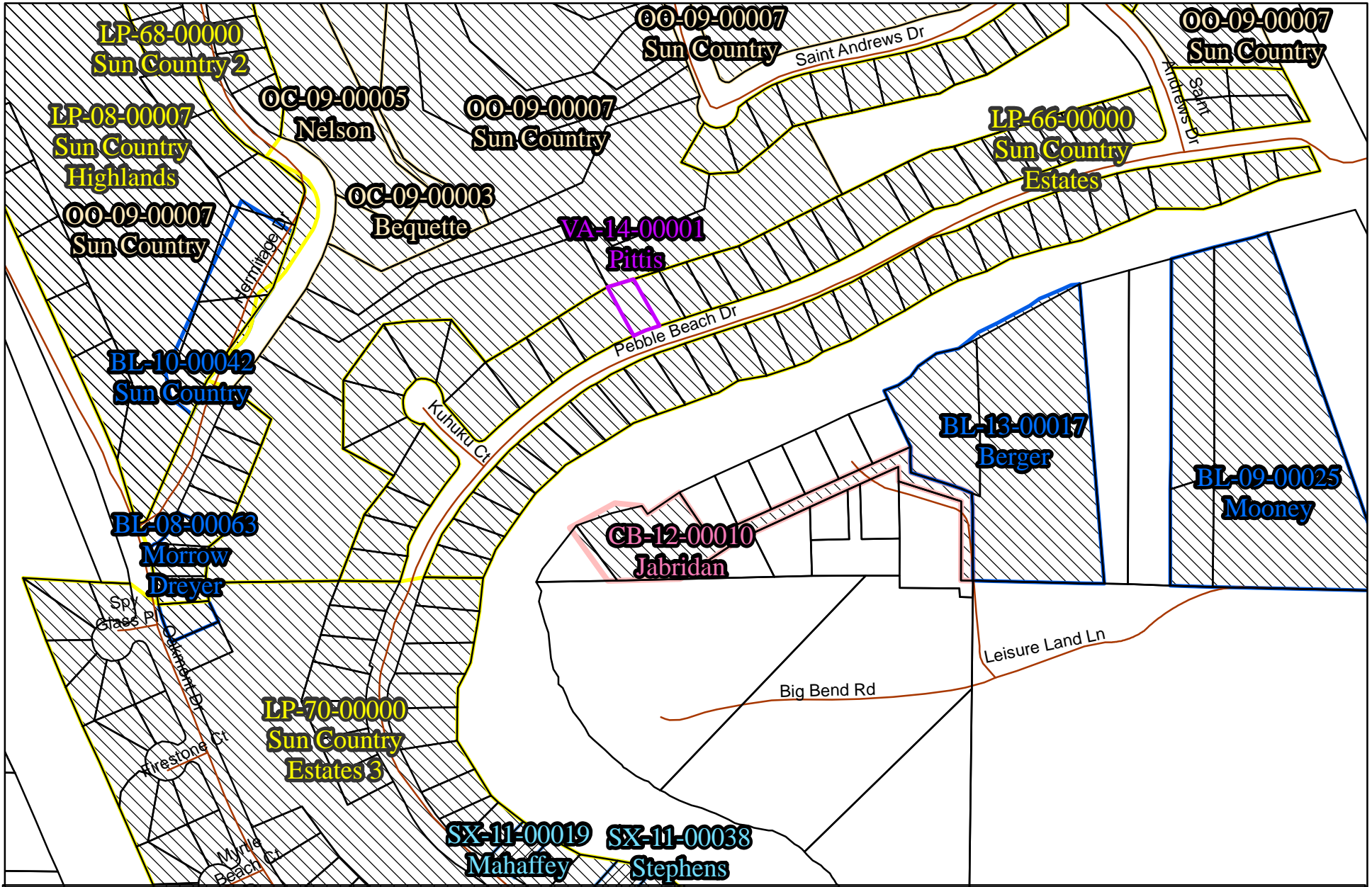
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

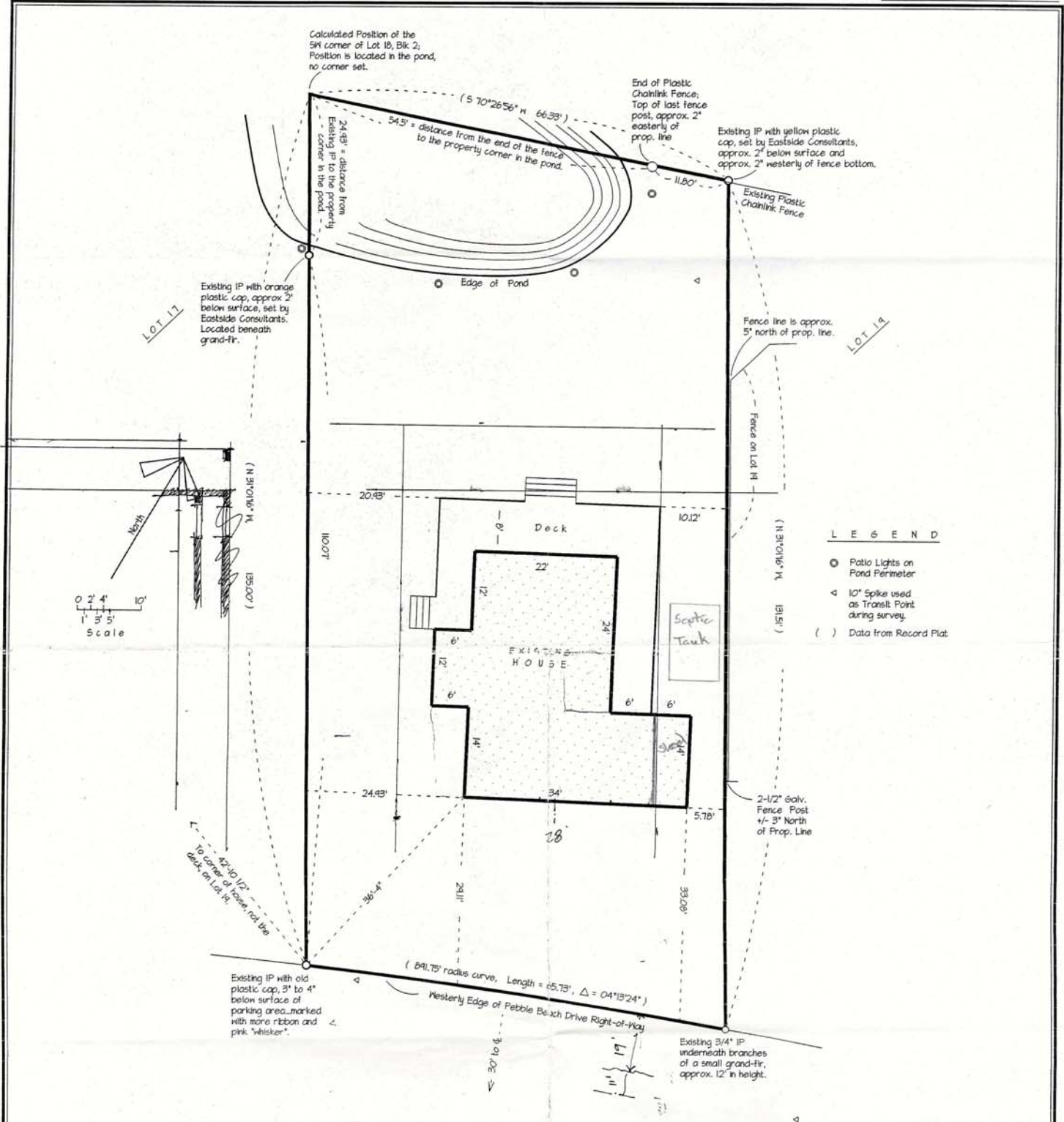


VA-14-00001
Pittis

Adjacent Projects
Map

3/28/2014

kaycee.hathaway



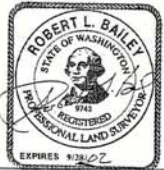
- LEGEND**
- Patio Lights on Pond Perimeter
 - ▲ 10" Spike used as Transit Point during survey.
 - () Data from Record Plat

SITE SURVEY of LOT 18, BLOCK 2
 Plat of Sun Country Estates @
 581 Pebble Beach Drive

RECEIVED
 JAN 22 2014
 KITITAS COUNTY
 COO

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of

Robert L. Bailey
 ROBERT L. BAILEY, FLS/PE 4743



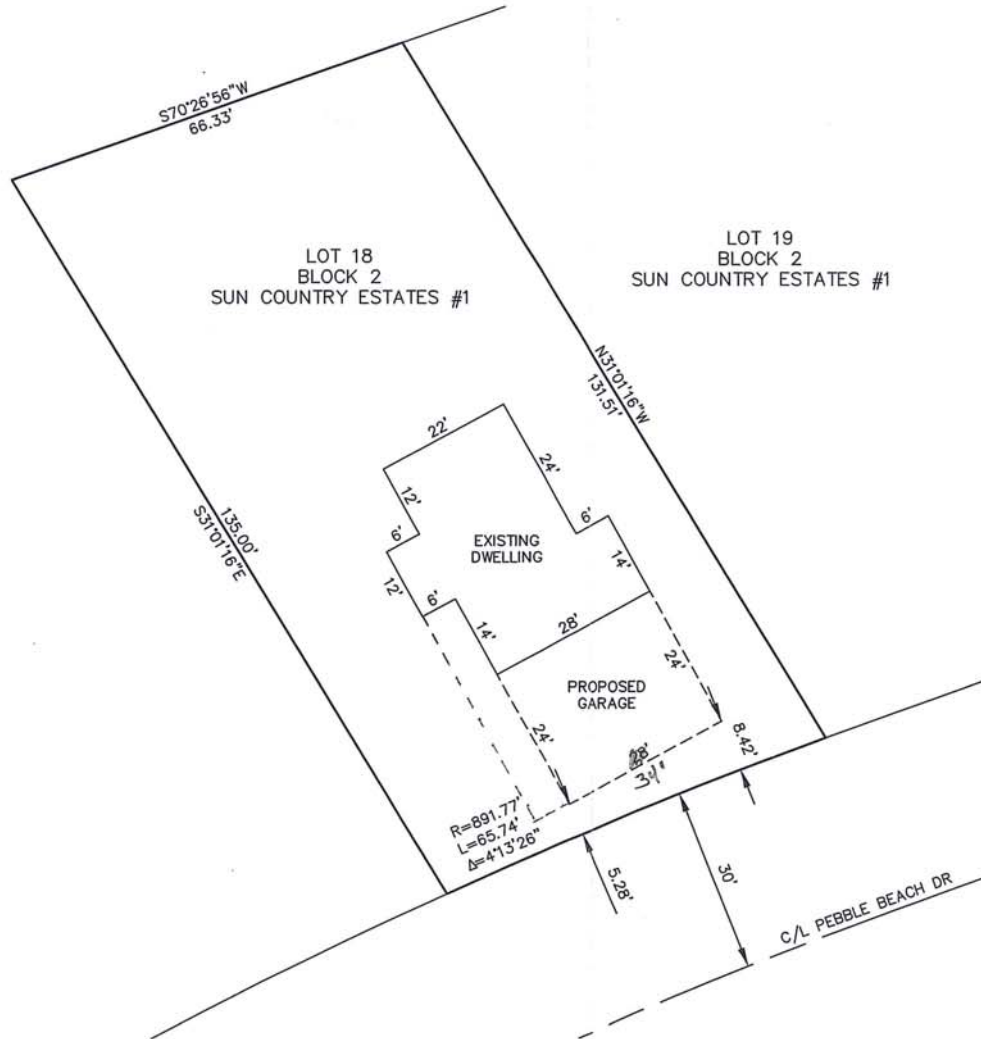
AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____ 20____ M.
 in Book _____ of surveys, Page _____ at the request of _____

 Auditor Deputy Auditor

Prepared by **PAUL BRENNAN**
 2448 270th AV. SE
 Issaquah, WA 98029

by **R.L. BAILEY & ASSOCIATES**
 4201 HWY 970, CLE ELUM, WA 98922
 509 674 5551

**SITE PLAN EXHIBIT MAP
LOT 18, BLOCK 2, SUN COUNTRY ESTATES #1**



LEGAL DESCRIPTION:

LOT 18, BLOCK 2, SUN COUNTRY ESTATES #1, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGES 46 THROUGH 50, RECORDS OF SAID COUNTY.

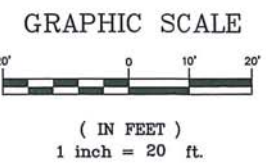
PARCEL INFORMATION:

PARCEL NO.: 155934
MAP NO.: 20-14-35050-0218

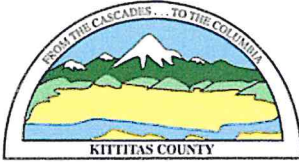
ADDRESS:

581 PEBBLE BEACH DRIVE
CLE ELUM, WA 98922

RECEIVED
JAN 28 2013
KITTITAS COUNTY
CDS



SITE PLAN	PREPARED FOR RICHARD PITTIS	 <small>Encompass Engineering & Surveying 165 1st Judge Street, Suite 201 • Spangle, WA 98283 • Phone (509) 292-0210 • Fax (509) 291-2025 104 East 2nd Street • Cle Elum, WA 98922 • Phone (509) 674-7433 • Fax (509) 674-7419</small>	<table border="1"> <tr> <th>REVISIONS</th> <th>JOB NO.</th> <td>13107</td> </tr> <tr> <td></td> <th>DATE</th> <td>12/2013</td> </tr> <tr> <td></td> <th>SCALE</th> <td>1"=20'</td> </tr> </table>	REVISIONS	JOB NO.	13107		DATE	12/2013		SCALE	1"=20'	1 SHEET
REVISIONS	JOB NO.	13107											
	DATE	12/2013											
	SCALE	1"=20'											



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.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.

RECEIVED
JAN 22 2014
KITITITAS COUNTY
CDS

APPLICATION FEES:

\$523.00 Kittitas County Community Development Services (KCCDS)

\$235.00 Kittitas County Environmental Health

\$50.00 Kittitas County Department of Public Works

\$65.00 Kittitas County Fire Marshal

\$873.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature):

DATE:

1/22/2014

RECEIPT #

20145

PAID

JAN 22 2014

KITITITAS CO
DATE STAMP IN BOX
CDS

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: **Dick & Donita Pittis** _____
Mailing Address: **518 Pebble Beach Drive** _____
City/State/ZIP: **Cle Elum, WA 98922** _____
Day Time Phone: **(206) 817-3050** _____
Email Address: **dmpittis@comcast.net** _____

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: _____
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: **581 Pebble Beach Drive** _____
City/State/ZIP: **Cle Elum, WA 98922** _____

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

Lot 18, Block 2, Sun Country Estates #1, in the county of Kittitas, State of Washington

6. **Tax parcel number: 155934**

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

8. **Land Use Information:**

Zoning: **Rural 5** _____ Comp Plan Land Use Designation: **Residential** _____

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

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.

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 Dick M. Gotta

1-21-14

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.

Rural 5 – Request variance on street side of property (east side) to allow the addition of garage. Please see attachments for dimensions of proposed addition of garage.

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.

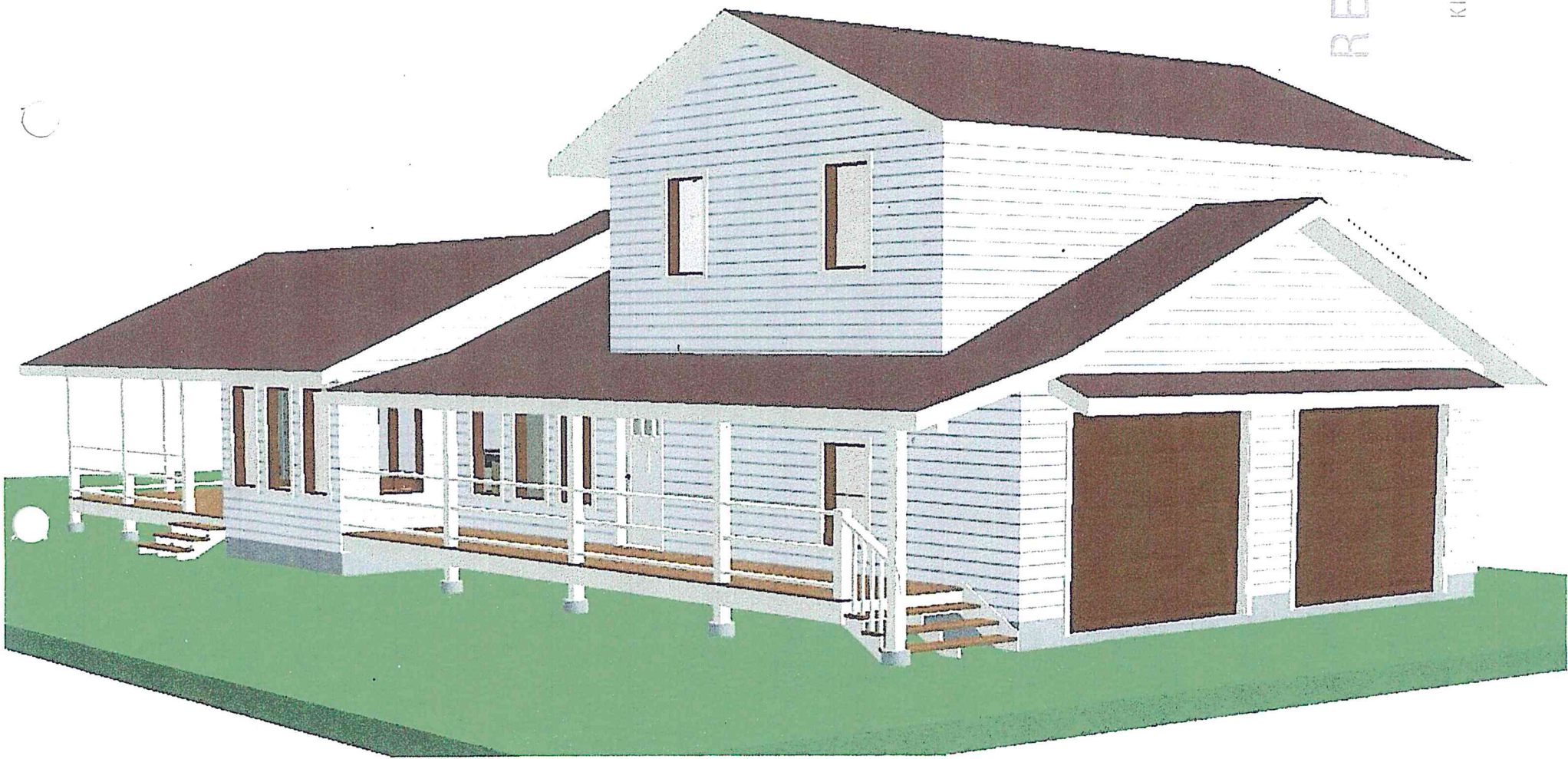
A. I am requesting this minimal setback due to the narrow lot size and the existing pond on the west side of the property. We have very limited options on adding a garage to the existing structure on this lot due to the R-5 setback requirements

B. The request if granted will allow us to build a quality structure that complies with all codes and regulations of Kittitas County, The new structure will allow us to shelter our vehicles and allow us to move our golf carts off the back porch and make it useable. It will also make the house much more livable and allow us some storage. In no way will the improvements intrude on surrounding properties.

C. The variance request will produce a high quality and very aesthetically pleasing home. This will only enhance the appearance of our home and property in Sun Country Estates. Structure has been approved by the Home Owners Association and all close neighbors.

D. Granting the variance will not in any way alter the character of the neighborhood.

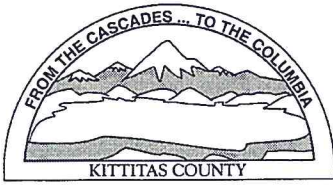
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JAN 28 2014
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JAN 22 2014

KITTITAS COUNTY
CDS



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

RECEIPT NO.: 00020145

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027996

Date: 1/22/2014

Applicant: PITTIS, RICHARD M. ETUX

Type: check # 9776

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-14-00001	ADMINISTRATIVE VARIANCE	523.00
VA-14-00001	ADMIN VARIANCE FM FEE	65.00
VA-14-00001	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-14-00001	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00