

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITAS.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.


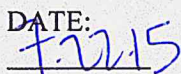

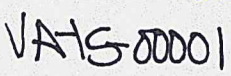

REQUIRED ATTACHMENTS

- 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.

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: 	RECEIPT #  	 DATE STAMP IN BOX
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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: DAVID HERIC
Mailing Address: 809 9TH AVE S.
City/State/ZIP: EDMONDS, WA 98020
Day Time Phone: 425 766 2973
Email Address: DAVIDHERIC@OUTLOOK.COM

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: JIM MILLER - ALPINE DESIGN
Mailing Address: 581 STRANBE RD
City/State/ZIP: ELLENBURG WA 98926
Day Time Phone: 509 929-1287
Email Address: jbt@fairpoint.net

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: 3220 UIAKACHESS RD
City/State/ZIP: EASTON, WA

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

6. Tax parcel number: 326635

7. Property size: 0.32 ACRES (acres)

8. Land Use Information:

Zoning: _____ 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.

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)

X 

Date:

7/22/15

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

X 

Date:

7-13-15

ALPINE DESIGN & INSPECTION, INC.

MAILING ADDRESS: 581 STRANGE RD. ELLENSBURG, WA 98926 (509) 929-1287

UPPER COUNTY OFFICE: 111 WRIGHT AVE, SUITE A, CLE ELUM, WA

Designated Architect – S. Porowski

July 21, 2015

Kittitas County Community Development Services
Land Use Planning

Project Narrative: Supplement to Zoning Code Variance application

Project Address: 3220 Via Kachess Road, Easton WA

Parcel Number: 326635

Owner -Dave Heric, 809 9th Ave S, Edmonds, WA 98020
(425) 766-2973

The proposal is to construct an approx. 1,000 sq.ft. footprint, free standing, two-level garage structure with a roofed connection to the existing home. The lower level garage will be used for the purpose of storing personal vehicles and a boat. The upper level will be used as a recreation room and personal item storage area.

A previous site plan was proposed with three-level garage/rec. room structure in a different location. With the earlier version, there were issues/concerns noted by KCCDS Planning Dept, primarily the requirement for an added driveway and a need for a front setback variance. In response to the KCCDS concerns, the current proposal was prepared and presented as an alternative.

With the current proposal, no additional driveways or front setback variance will be necessary. However, a side setback variance of 5' will be necessary to fit the garage between the current driveway, the NW corner of the house and the North property line. The current proposal meets all other setbacks including the 100' plus 15' buffer setback from Lake Kachess.

Given the topography of the lot, the position of the existing home and required setbacks from the lake, road and sides, all other possible building sites have various issues that would require further mitigation and variances.

Our request is that a side setback variance be granted to allow the structure to be constructed 5' from the North side property line.

Thank You,
Jim Miller – Alpine Design