

## 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
<b>\$873.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### For Staff Use Only

Application Received By (CDS Staff Signature): <div style="text-align: center; font-size: 2em; font-family: cursive;">Jm</div>	DATE: <div style="text-align: center; font-size: 1.5em; font-family: cursive;">7-22-15</div>	RECEIPT # <div style="text-align: center; font-size: 1.5em; font-family: cursive;">VA-15-00002</div>	<div style="font-size: 2em; color: red; font-weight: bold; transform: rotate(-5deg);">PAID</div> <div style="color: red; font-weight: bold;">JUL 22 2015</div> <div style="color: red; font-weight: bold;">KITTTITAS CO.</div> <div style="color: red; font-weight: bold;">CDS</div>
			DATE STAMP IN BOX

**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: Bob Power & Michelle Raymond  
Mailing Address: 18543 NE 19<sup>th</sup> Place  
City/State/ZIP: Bellevue, WA 98008  
Day Time Phone: (425) 652-2551  
Email Address: bpower@seaconllc.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: n/a  
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: n/a  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: Lot 23, Hermitage Dr., Sun Country  
City/State/ZIP: Cle Elum, WA

5. **Legal description of property (attach additional sheets as necessary):**  
The NE ¼ Section Number 35, Township 20N, Range 14E, Kittitas County, WA

6. **Tax parcel number:** 951945/20-14-35000-013 & 956971/20-14-3500-0029

7. **Property size:** +/- .25 acres & 2.75 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)

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X \_\_\_\_\_

7/22/2015



- 9) Narrative: The project consists of two tax parcels making up one lot. The approximate .25 acre parcel is the buildable tax lot with the remaining parcel being designated open space. Additionally, the boundary between the two parcels is the top of a bluff. The design as proposed sets the house construction a minimum of 25 feet from the bluff. The required set back is 20 feet.

The request for a variance is to allow for a covered parking area at the front entry to encroach in to the building set back 6 feet. The columns supporting the overhang are set back 1 foot, so physical building supports will be no more than a 5 foot encroachment.

- 10) a) The unusual circumstance driving this request for a variance is to maximize the setback from the bluff for building construction. The benefit in approving the variance is maximizing the distance from an adjacent steep topography, minimizing the potential for slope disturbance.
- b) The variance is necessary to allow the development of the lot consistent with other lots in the Sun Country Development. This lot is slightly shallower than the bulk of the lots in the area, so to develop the lot consistent with other homes in the area while respecting the proximity to the bluff, this variance is necessary.
- c) The community supports this variance. (See attached letter from Sun Country Architectural Committee). This variance has the support, in particular, of the adjacent Lots 20 – 22, which have similar conditions as well. There will be no detrimental impact to the public welfare if this variance is approved.
- d) The granting of this variance will not adversely affect the realization of the comprehensive development pattern. This lot is located on a private road (Hermitage Drive), and there is an approximately 20 foot setback from the edge of the paved section to the edge of the lot. There are no plans to widen the road. The covered parking area will not represent an actual portion of the house encroaching into the set back and is consistent with plans for development on adjacent lots.

April 22, 2015

Bill Powers  
1853 N.E. 19<sup>th</sup> Place  
Bellevue, WA 98008

Bill:

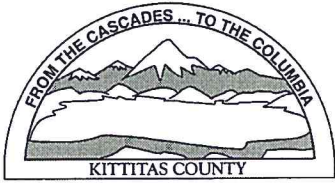
Thank you for submitting the preliminary plans for your residence on Lot 23 H, Sun Country.

When completed it will be an asset for you and for our community. We have reviewed the plans and find them satisfactory. We noticed that part of your covered drive-thru extends into the 25 ft. setback. We like your decision to save the backyard as much as possible and because the drive-thru design will add a nice visual to the street view, we at SCMA will consider that intrusion as part of your driveway system. Therefore, we have no objections to this design.

The final decision rests with Kittitas County but we at SCMA would not object if the county decides to forgo their formal process that deals with setback requirements.

Ralph Moore, Chairman  
SCMA Architectural Committee

A handwritten signature in black ink, appearing to read "Ralph Moore", written in a cursive style.



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

**RECEIPT NO.: 00026334**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030117

**Date:** 7/22/2015

**Applicant:** POWER, ROBERT W ETUX

**Type:** check # 1004

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-15-00002	ADMINISTRATIVE VARIANCE	523.00
VA-15-00002	ADMIN VARIANCE FM FEE	65.00
VA-15-00002	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-15-00002	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00