

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 08/26/15 10:35 by lfi18

Acct #: 84329

Ad #: 1337943

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 08/28/2015 Stop: 08/28/2015
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.05 Words: 308
Total STD6 12.10
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 104.67
Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509)962-7506

Fax#:

Email: steph.mifflin@co.kittitas.wa

Agency:

Ad Descript: NOTICE OF APPLICATION

Given by: KAYCEE HATHAWAY

Created: lfi18 08/26/15 10:29

Last Changed: lfi18 08/26/15 10:35

COMMENTS:

COPIED from AD 1337831

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 08/28
IN A 97 S 08/28

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee Hathaway
Name (print or type)

Kaycee Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 08/26/15 10:35 by lfi18

Acct #: 84329

Ad #: 1337943

Status: N

NOTICE OF APPLICATION

Project Name (File Number): Shchedrin (VA-15-00003)
Applicant: Sergey & Yelena Shchedrin

Location: 1 parcel, located approximately on Snoqualmie Pass at 541 Snoqualmie Drive, in a portion of Section 15, T22N, R11E, WM in Kittitas County, bearing Assessor's map number 22-11-15051-0007.

Proposal: Mr. & Mrs. Shchedrin, Landowner's has submitted a Zoning Setback Variance application to encroach 7 feet into the 25 foot rear yard setback on the west portion of the property for the construction of a single family residence. The subject property is zoned as a LAMIRD and Residential.

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 **Monday, September 14, 2015**. 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): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application: Friday, August 28, 2015
Application Received: Wednesday, July 27, 2015
Application Complete: Thursday, August 26, 2015
Publication Date: Friday, August 28, 2015

BENEDETTI, ROBERT W & JULIA M
PO BOX 74
27228 KENT KANGLEY RD SE
RAVENSDALE, WA 98051

LEWIS, JILL
%GEHRING, DAVID
2909 E ALDER
SEATTLE, WA 98122-6225

CROOKS, JENNIFER IDA-SMITH
PO BOX 60
SNOQUALMIE PASS, WA 98068

WOOD, JAMES M JR ETUX
3714 S 194TH ST
SEATAC, WA 98188

HENDRICKSON, RICHARD ETUX
10611 SE 293RD ST
AUBURN, WA 98002

REGGE, MARTIN ETUX &
WARMENHOVEN, DAVID ETUX
10319 SE 185TH PL
RENTON, WA 98055

COLEMAN, WILLIAM H JR & CATHERINE
TRUSTEES
28129 225TH PL SE
MAPLE VALLEY, WA 98038-5138

LEEPER, JACK E ETUX
3509 WARD COURT
ENUMCLAW, WA 98022

JOHNSON, MARCY R
PO BOX 252
FREELAND, WA 98249

BERGER, GERRY J
3721 BURKE AVE N
SEATTLE, WA 98103

WEINSTEIN, JEREMY
28031 NE AMES LAKE RD
REDMOND, WA 98053-9149

SVENSSON, EINAR ETUX
23717 99TH AVE SW
VASHON, WA 98070-7046

MCPHERSON, ANDREW J.
2209 SW 332ND ST
FEDERAL WAY, WA 98023

KNUTZEN, GEOFFREY ETUX
641 SNOQUALMIE DR
SNOQUALMIE PASS, WA 98068

GOULD, MICHAEL ETUX
800 9TH AVE S
KIRKLAND, WA 98033

KLUG, MALCOLM L & MARY L
1130 W LAKE SAMMAMISH PKWY NE
BELLEVUE, WA 98008-4234

BROOKE, J MORGAN & JOY A
221 4TH ST S
KIRKLAND, WA 98033

FISHBACK, JON R ETUX
450 COLUMBIA PARK TRAIL
RICHLAND, WA 99352

ZYLSTRA, BRADLEY P ETUX
1826 ILWACO AVE NE
RENTON, WA 98059

LAING, RONALD A
2818 LONGLEAT WOODS
SARASOTA, FL 34235-6865

SHCHEDRIN, SERGEY & YELENA
2447 NE PARK DR
ISSAQUAH, WA 98029-2601

LEGG, WILLIAM D ETUX
PO BOX 173
SNOQUALMIE PASS, WA 98068

CHRISTENSEN, RUTH L
17603 NORTH RD
BOTHELL, WA 98012

ENGBRETSON, ERIC J
PO BOX 98
SNOQUALMIE PASS, WA 98068-0098

NATSUHARA, DAVID S ETUX
26602 164TH AVE SE
COVINGTON, WA 98042

KARAUS, MATTHEW R
PO BOX 950
NORTH BEND, WA 98045

MCQUAY, MARK ETUX
3721 27TH PL W #401
SEATTLE, WA 98199

VERMILLION, KATHERINE L &
BROWN, LAWRENCE F JR CO-TRUSTEES
PO BOX 1089
FALL CITY, WA 98024

COWAN, MATTHEW H ETUX
PO BOX 1804
NORTH BEND, WA 98045

IRONMONGER, BARRY
112 165TH AVE NE
BELLEVUE, WA 98008

ELMQUIST, MARVIN R
5916 156TH ST CT E
PUYALLUP, WA 98373

HOOKE, BRUCE
PO BOX 85
SNOQUALMIE PASS, WA 98068

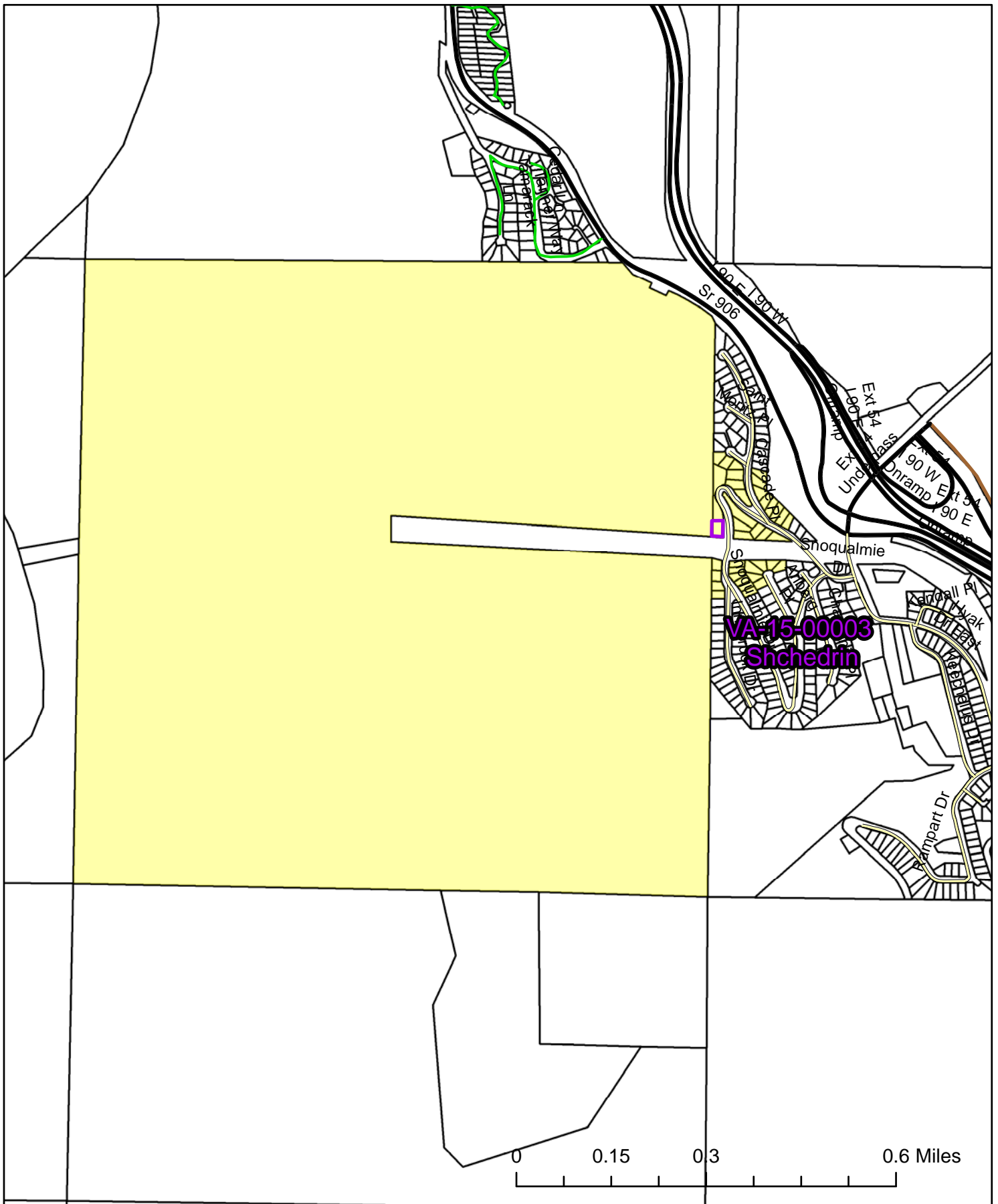
FREIHEIT, RICHARD O ETUX
TRUSTEES
31329 NE 111TH PL
CARNATION, WA 98014

RODGERS, PRENTICE J JR & MARY SUSAN
PO BOX 1516
SNOQUALMIE, WA 98065-1516

MAKI, JAMES F
PO BOX 133
SNOQUALMIE PASS, WA 98068

TURNER, DEBRA D ETAL
PO BOX 178
SNOQUALMIE PASS, WA 98068-0178

USA (WNF)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE, WA 98801



VA-15-00003
Shchedrin

8/27/2015

500' Adjoiners
Map

kaycee.hathaway



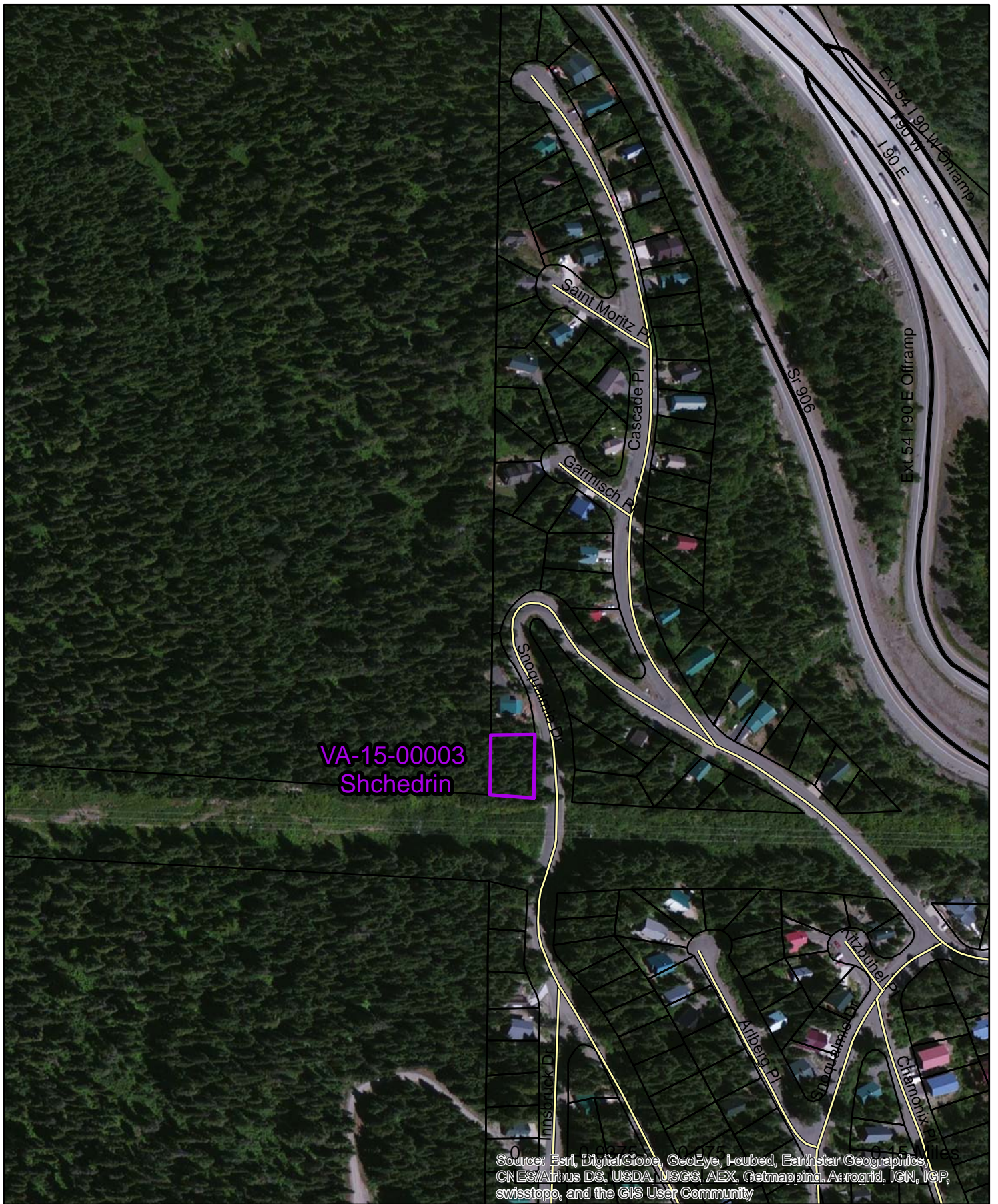
VA-15-00003
Shchedrin

VA-15-00003
Shchedrin

Critical Areas
Map

8/27/2015

kaycee.hathaway



VA-15-00003
Shchedrin

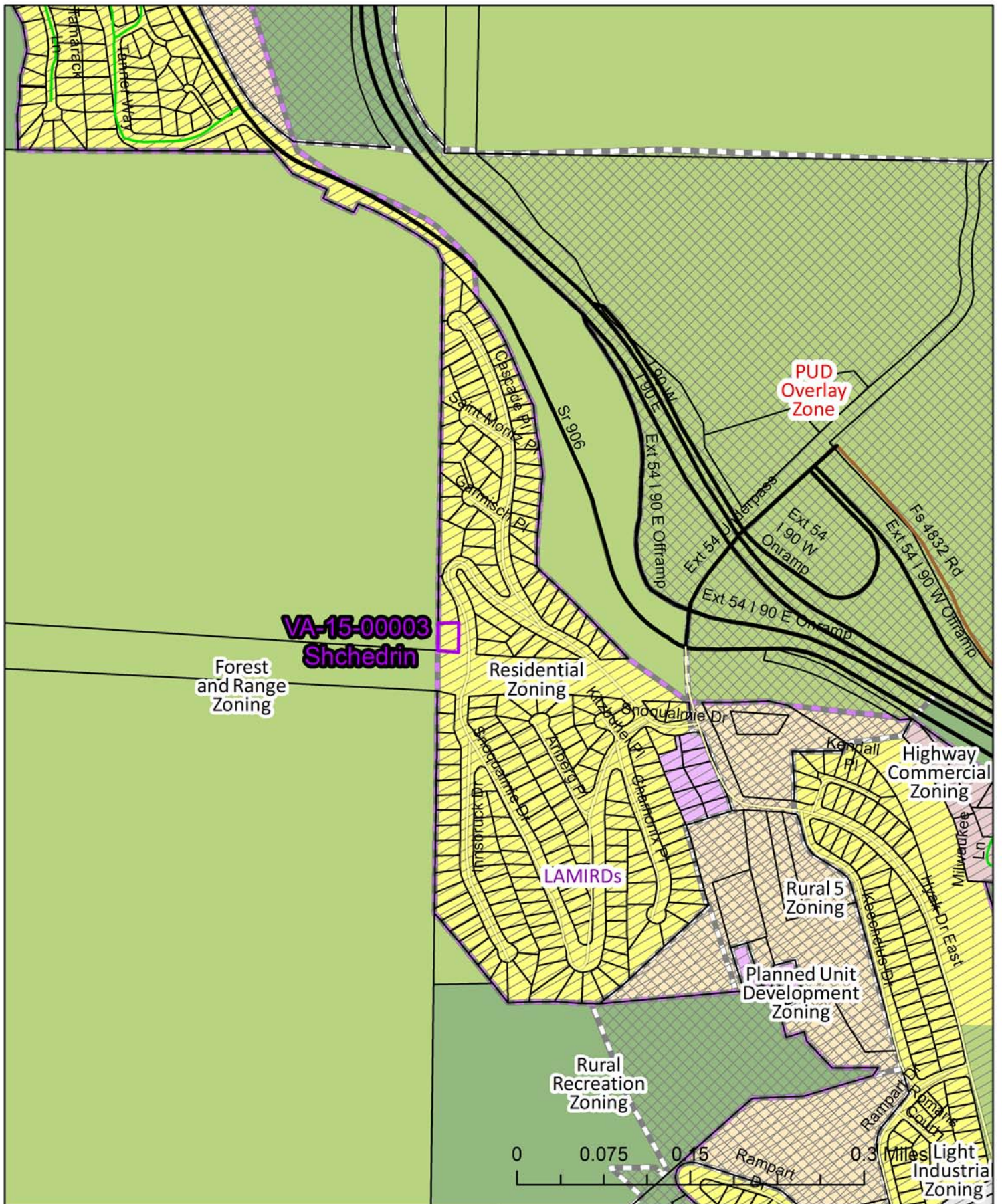
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VA-15-00003
Shchedrin

8/27/2015

Air
Photo

kaycee.hathaway



VA-15-00003
Shchedrin

Forest
and Range
Zoning

Residential
Zoning

LAMIRDS

PUD
Overlay
Zone

Highway
Commercial
Zoning

Rural 5
Zoning

Planned Unit
Development
Zoning

Rural
Recreation
Zoning

Light
Industrial
Zoning



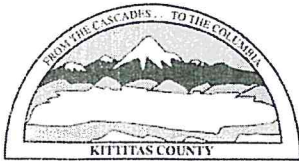
VA-15-00003
Shchedrin

Zoning
Map

8/27/2015

kaycee.hathaway

01A-15-00003



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.

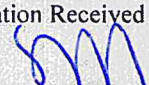
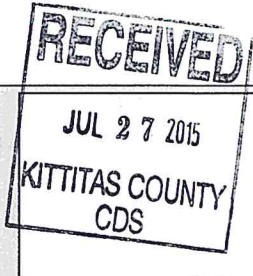
REQUIRED ATTACHMENTS

- 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.

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: <u>7/27/15</u>	RECEIPT # <u>26382</u>	

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: Sergey and Yelena Shchedrin
Mailing Address: 2447 NE Park Drive
City/State/ZIP: Issaquah, WA 98029
Day Time Phone: 305-785-8159
Email Address: shchedrin168@gmail.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: _____
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: 541 Snoqualmie Drive
City/State/ZIP: Snoqualmie Pass, WA 98068

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

6. Tax parcel number: 22-11-15051-0007

7. Property size: 0.22 (acres)

8. Land Use Information:

Zoning: residential Comp Plan Land Use Designation: lamird

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 _____

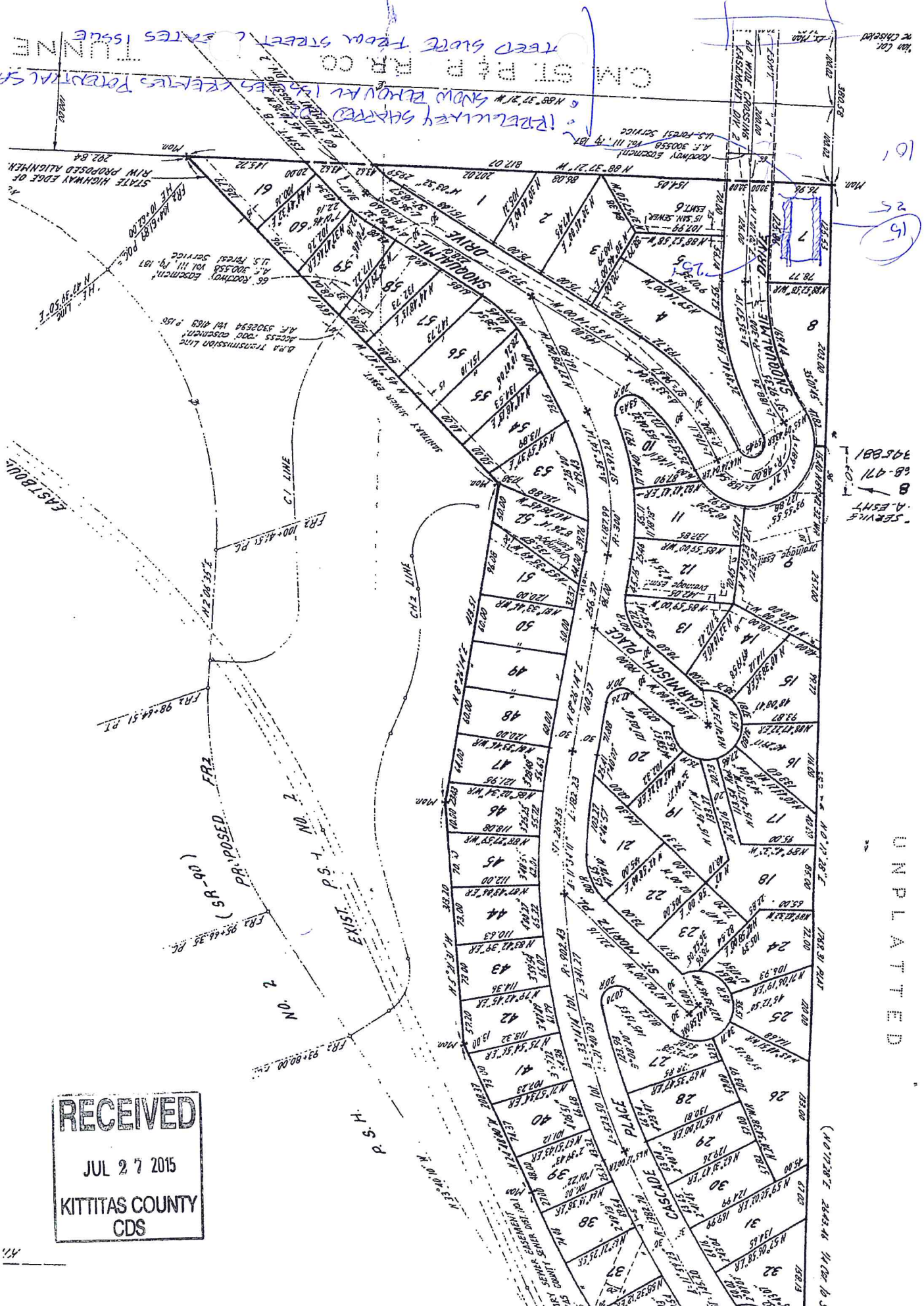
Signature of Land Owner of Record
(Required for application submittal):

Date:

X  _____

7/27/15

CM ST P P RR CO
TERRACE STREET FROM STREET & RATES ISSUE
TUNNE
REPLACEMENT STARTED
N 88° 37' 17" E 151.17' M
N 88° 37' 17" E 151.17' M



161
15
7

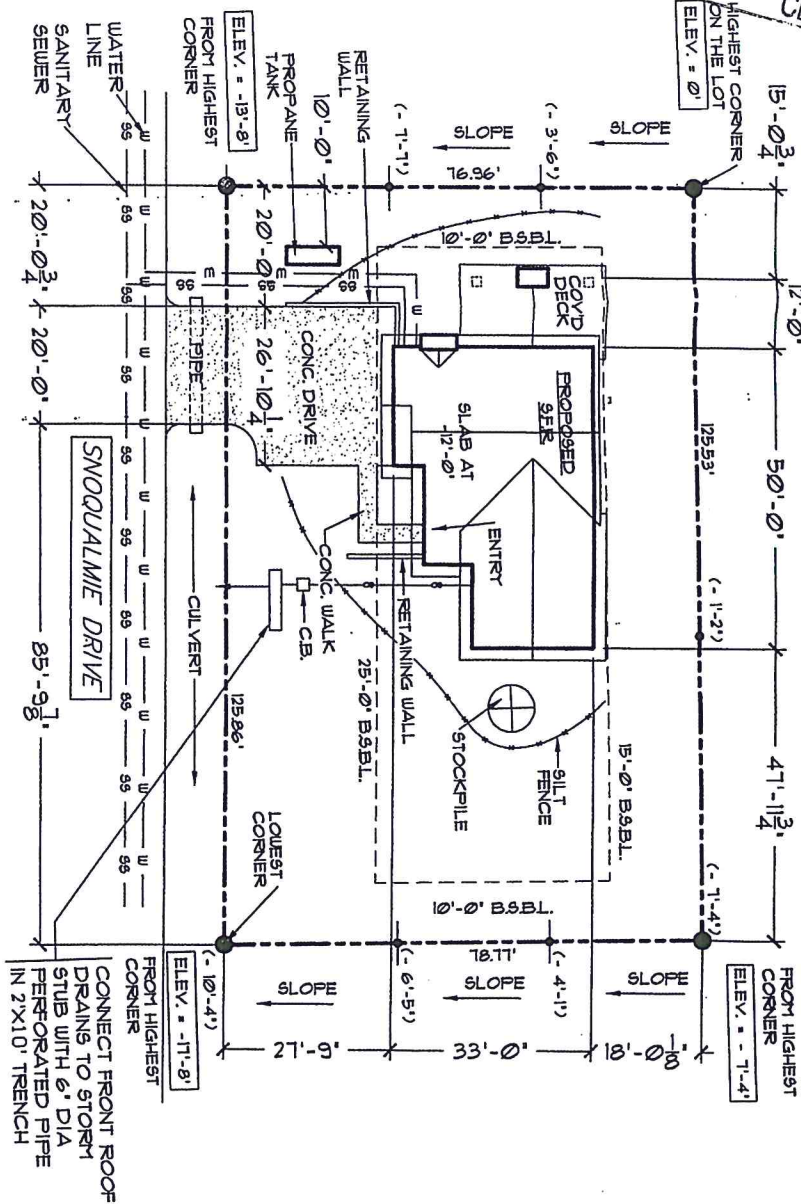
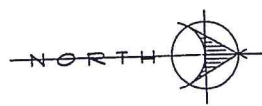
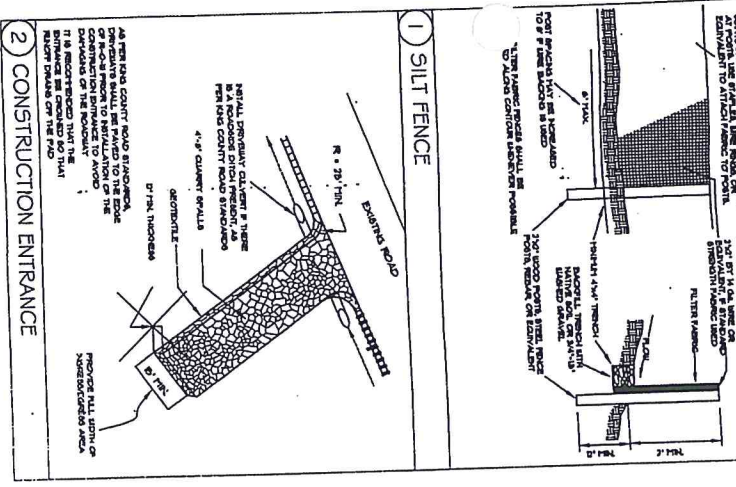
SEE SERVICE
A. ESNT
8-971
985881
1-60-1

UNPLATTED

RECEIVED
JUL 27 2015
KITITAS COUNTY
CDS

7/27

RECEIVED
 JUL 27 2015
 KITTITAS COUNTY
 CDS



LOT COVERAGE (STRUCTURES)	
5,110 SF.	TOTAL LOT AREA (APPROX.)
1,400 SF.	PROPOSED BUILDING COVERED
2,180 SF.	IMPERVIOUS COVERED
22.31 %	

AVERAGE GRADE:	
HIGHEST CORNER: ELEV. = 0'-0"	
LOWEST CORNER: ELEV. = -17'-8"	
AVERAGE GRADE: ELEV. = -8'-10"	

PARCEL NUMBER:
539535

LEGAL DESCRIPTION:
LOT 7 SNOQUALMIE DRIVE
SNOQUALMIE PASS, WA 98068

OWNER INFORMATION:
879 RAINIER AVE. N. SUITE
SITE: A200
RENTON, WA 98057
PH: (206) 838-8250

SITE ADDRESS:

SITE PLAN

DRAWN BY: RM
DATE ISSUED: 5-00-15
REVISED:



Project Narrative

I plan to build 2700 square feet single family home in Hyak Community at Snoqualmie Pass, WA.

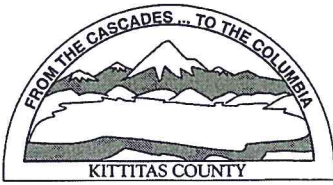
I am requesting to keep proposed setbacks as per site plan front setback of 25ft. and rear setback of 15ft. as it indicated on a site plan.

The house was designed and engineered to meet unique environmental and topographical challenges of Washington State's Central Cascades.

The lot has irregular shape that presents architectural and engineering issues, snow removal creates potential safety hazard, and short, steep slope from street creates access and parking issues for the residents.

Granting the variance will not alter the character of the neighborhood since all existing homes have front setback of 25ft. and rear setback of 15ft.





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

RECEIPT NO.: 00026382

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 030080

Date: 7/27/2015

Applicant: SERGEY & YELENA SHCHEDRIN

Type: check # 338

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
VA-15-00003	ADMINISTRATIVE VARIANCE	523.00
VA-15-00003	ADMIN VARIANCE FM FEE	65.00
VA-15-00003	PUBLIC WORKS ADMIN VARIANCE	50.00
VA-15-00003	EH LAND USE VARIANCE REVIEW	235.00
	Total:	873.00