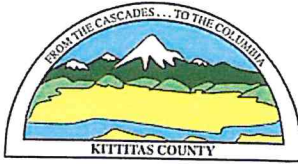


VA-17-00001



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

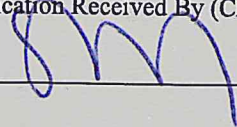
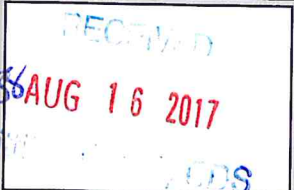
- Site plan of the property with all proposed: buildings; points of access, roads, and parking areas; septic tank and drainfield and replacement area; areas to be cut and/or filled; and, natural features such as contours, streams, gullies, cliffs, etc.
- Project Narrative responding to Questions 9 and 10 on the following pages.

APPLICATION FEES:

\$1,800.00 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

\$2,150.00 Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): 	DATE: 8/14/17	RECEIPT # CD17-0188	
			DATE STAMP IN BOX

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: Tim L. Tennert & Sheila A. Frericks
Mailing Address: 62 Pecon Valley Pl
City/State/ZIP: Cle Elum, Wa 98922
Day Time Phone: 509-304-4046 or 509-260-1524
Email Address: shetre09@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: 62 Pecon Valley Pl
City/State/ZIP: Cle Elum, Wa 98922

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

(20-14-35052-0044) in Section 35, T. 20N, R. 14E

6. **Tax parcel number:** 526434

7. **Property size:** 0.19 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 Tom L. Ren
Sheila A. Freniches

8-16-17

Project narrative for the "Zoning Variance Application".

Property Owners: Tim L. Tennert and Sheila A. Frericks

Project site: 62 Pecon Valley Place., Cle Elum, WA 98922

Tax Parcel #526434 (20-14-35052-0064) in section 35, T.20N, R.14E.

REC'D
AUG 16 2017
KIM...S

Project Description: See attached site plans

Zoning setback variance request to allow a 5-foot side yard setback and ~~20~~¹⁵-foot front yard setback, reduced from 15 feet and 25 feet respectively as per detailed site plan.

This variance request is necessary to allow for property improvements including the attached proposed dwelling design for the owners, and adequate designated front parking.

This property was approved in 1985 as per the attached septic design, for a 2 Bedroom dwelling. Since then the property zoning laws have changed leaving inadequate space for this improvement resulting in loss of property value. The surrounding properties in our cul-de-sac have all been developed.

Please consider granting this request for the zoning variance.

Sincerely,

Tim L. Tennert and Sheila A. Frericks

509-304-4046

509-260-1524

KITTITAS COUNTY HEALTH DEPARTMENT

507 Nanum Street, Ellensburg, WA 98926-2898 | Telephone: (509) 962-6811, ext. 109
 505 Power Street, Cle Elum, WA 98922-1047 | Telephone: (509) 674-5513

AUG 16 2017

ON-SITE SEWAGE SYSTEM

SITE EVALUATION REQUEST / PERMIT APPLICATION

SITE EVALUATION AND/OR PERMIT APPLICATION INFORMATION

REQUESTED BY:
 Name: H. H. Hooper
 Mailing Address: RT 2 Box 2129B
Benton City WA 99320
 Telephone: () _____
 Signature: _____
 Owner, if different than above:
 Name: _____
 Mailing Address: _____
 Telephone: () _____

SITE:
 Subdivision: Sun-Country Golf Estates
 Division: 3 Block: _____ Lot: 64
 Legal description, if not in a subdivision: _____

Section: _____ Township: _____ Range: _____
 Assessor's Parcel (Card) Number: _____
 Directions to site: East Nelson Spring Rd

STRUCTURE:
 single or _____ multiple family dwelling
 on-site constructed or _____ mobile home
 other: _____
 proposed or _____ existing
 Number of bedrooms: 2 per dwelling unit
 Number of (intended) permanent occupants: 2
 Maximum number of occupants in 24 hours: 1

WATER SUPPLY:
 public or _____ private: _____ well or _____ spring

SEWAGE SYSTEM DESIGN INFORMATION

Soil log: COBBLE SANDY loam

Date: 1/1 Obtained by: _____
 Perc Rate (ONLY IF PERFORMED): _____
 Depth of seasonal high water table: _____
 Date & How determined: 1/1

Method proposed to obtain required separation from water table: _____
 Proposed disposal area cut and/or fill: _____

Permit: New Repair Renewal Privy
 Septic Tank: 1000 gallons _____ new _____ existing
 Liquid waste: 2 gallons per day anticipated
 Absorption area: 250 square feet (_____ gpd/sq. ft.)

Designer's Signature: J. Riech Date: 7/19/85
 Installer: same

ON THE REVERSE, DRAW AND DESIGNATE THE FOLLOWING:

- 1) property lines (w/dimensions), roads, driveways, fences, utility lines, easements
- 2) topography - banks, swales, cuts and fills, drainage ways, ground slope (%), North axis
- 3) proposed and existing dwellings, barns, corrals, pump houses, garages, etc.
- 4) surface waters (w/in 300 ft.) - creeks, lakes, ponds, irrigation ditches, interceptor drain(s) & outlet(s)
- 5) domestic water source(s) and water lines (including neighbors' w/in 300 ft.)
- 6) proposed system (w/dimensions), replacement area, existing systems (w/in 300 ft.), location of soil log hole and/or perc test holes

FOR DEPARTMENTAL USE ONLY

Date	Activity	Fee	Receipt
7/19/85	Site Evaluation & Issue Permit	190.	1728

SITE: suitable _____ unsuitable _____ conditional _____
 _____ checked 7/19/85 by GAK

Flood Plain / Way: D.O.E. Permit _____ req'd. not req'd.
 DESIGN: final review pending: _____
 Rev'd. 7/19/85 by GAK Appvd. 7/19/85 by GAK
 INSTALLATION: final approval pending: _____
 Inspd. 1/1 by _____ Appvd. 1/1 by _____

AUG 16 2017

20-14-3552-0064

KITITAS COUNTY HEALTH DEPARTMENT
507 N. Nanum Street • Ellensburg, Washington 98926 • Phone 925-1465

Permit to Install or Alter a Sewage Disposal System

Name H. H. Hooper

Date 7/19/85

Address and Location Sumner Valley Estates III, Lot 64

Installer Greg Riach

Soil tester-designer Greg Riach

No. Bedrooms 2

Type of bldg. single family

New or existing New

Septic Tank Capacity 1000 gals

Sq. ft. of absorption area 250

Comments Install as designed.

Issued by Jordan G. Kelly

This Permit expires one year from date of issuance. The above specifications are minimum. Changes in specifications shall be approved before construction. Health Department Regulation requires that all new or altered sewage disposal systems be inspected and approved before covering. Twenty four hours advance notice required for inspections.

Reason for Disapproval _____

Approved by for same as issue

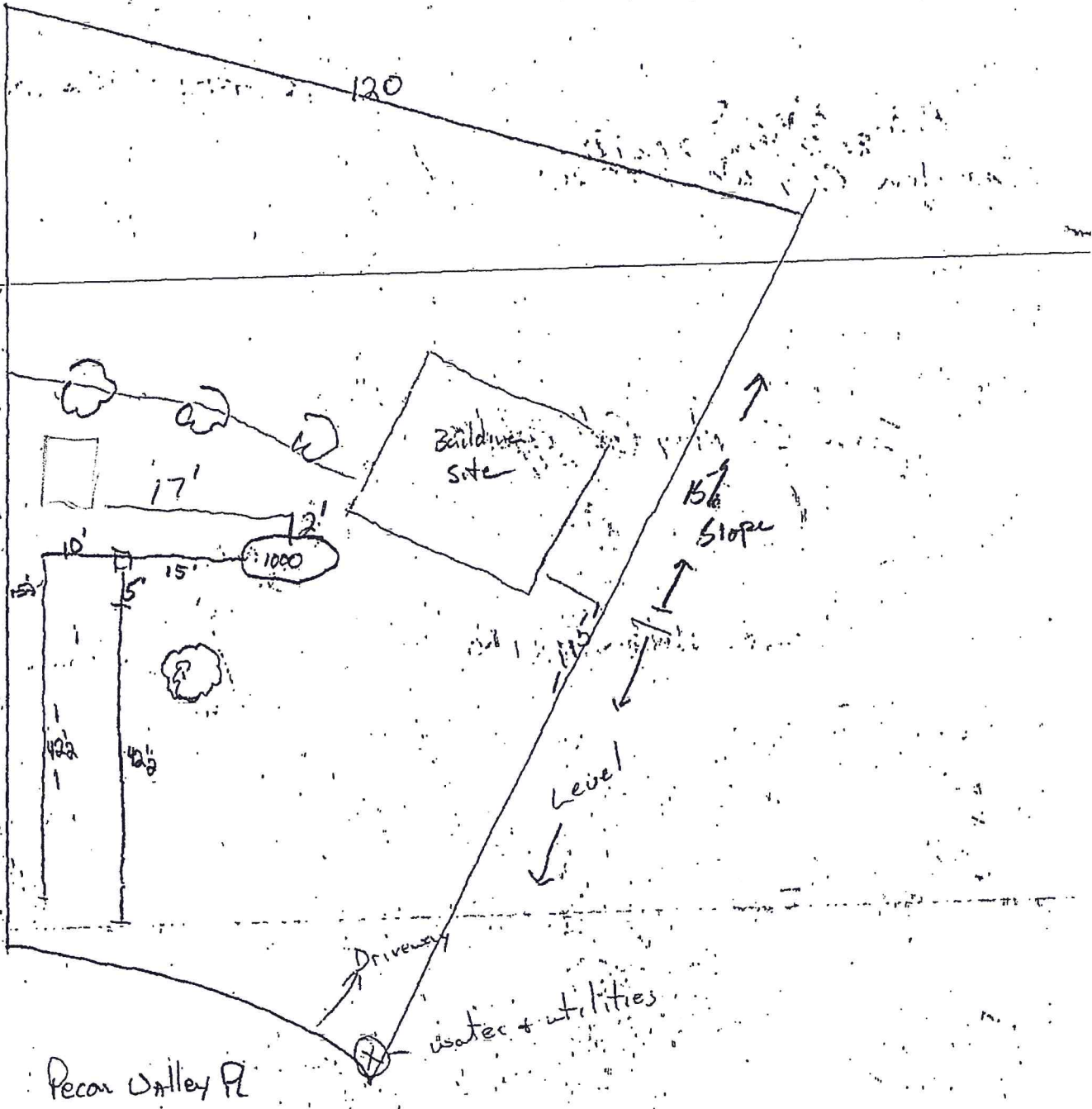
J. G. Selman

Date 7/22/85

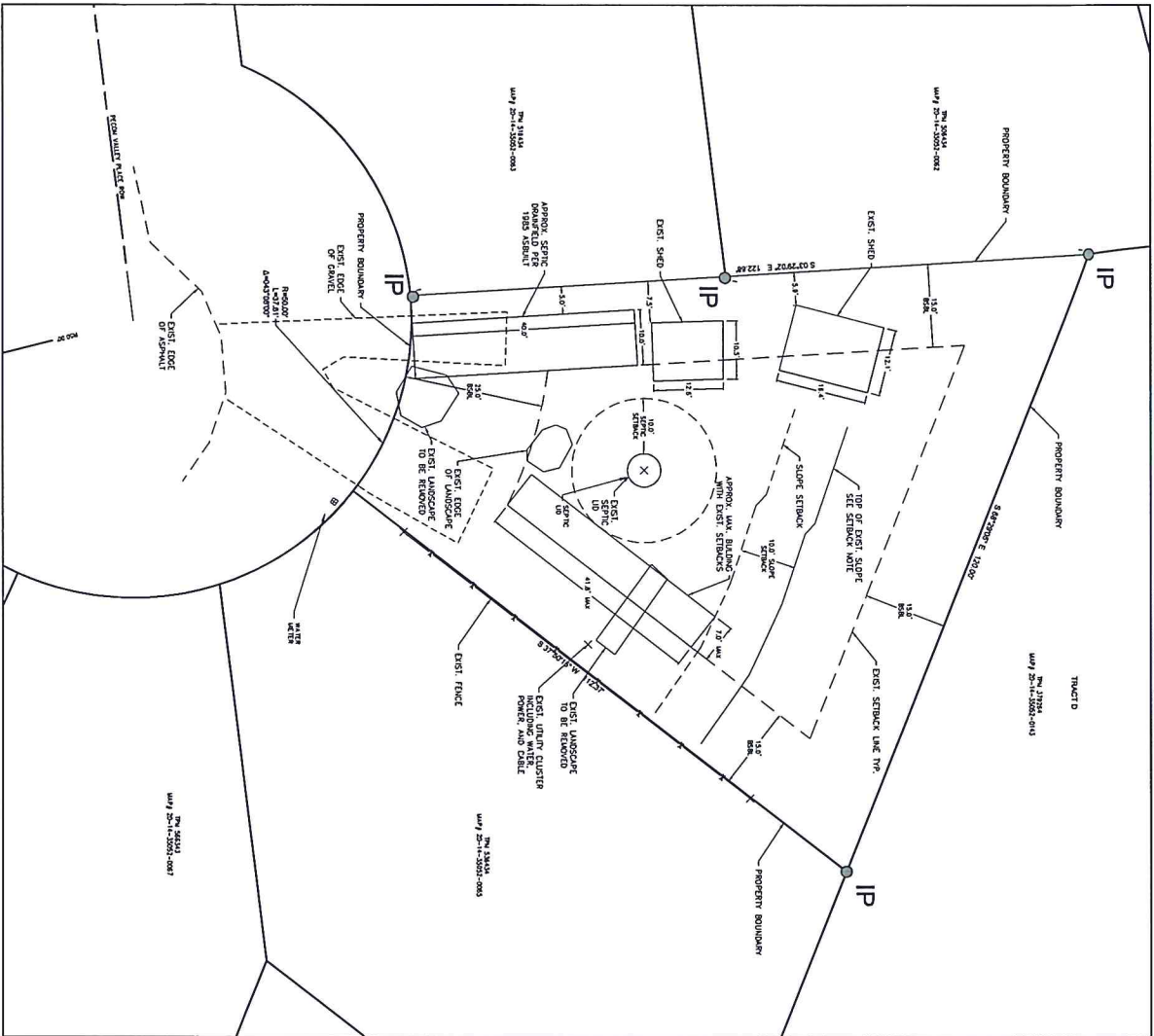
1-18 64 010 J
rwt TO SCALE

AUG 16 2017

K... .., CES



SUN COUNTRY ESTATES #3 LOT 64
 PTN. OF SE 1/4 SE 1/4 OF SECTION 35, T20 N, R 14 E, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON



LEGAL DESCRIPTION:
 SUN COUNTRY ESTATES #3 LOT 64, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, T20 N, R14 E, W.M., KITTITAS COUNTY, WASHINGTON, AS SHOWN ON PLAT 2008-0043.

- CONTRACTOR RESPONSIBILITY:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPLICABLE OWNERS.

PROPERTY INFORMATION:

OWNER: SHEILA FRERICKS & TIMOTHY TENNERT
 ADDRESS: 12345 67th Street, Apt. 101, P.O. Box 12345, Olympia, WA 98513
 PROJECT NUMBER: 2010-001-0001
 PROJECT ADDRESS: 12345 67th Street, Apt. 101, P.O. Box 12345, Olympia, WA 98513

SETBACK REQUIREMENTS:

1. FRONT SETBACK: 10 FEET
 2. REAR SETBACK: 10 FEET
 3. SIDE SETBACK: 10 FEET

APPROVED FOR CONSTRUCTION:
 SHEILA FRERICKS & TIMOTHY TENNERT
 PROJECT NUMBER: 2010-001-0001
 PROJECT ADDRESS: 12345 67th Street, Apt. 101, P.O. Box 12345, Olympia, WA 98513

811
 Know what's below.
 Call before you dig.

KITTITAS COUNTY
 APPROVED FOR CONSTRUCTION
 PROJECT NUMBER: 2010-001-0001
 PROJECT ADDRESS: 12345 67th Street, Apt. 101, P.O. Box 12345, Olympia, WA 98513

SECTION 35, T20 N, R 14 E, W.M.

REVISIONS	BY	DATE



SUN COUNTRY ESTATES #3 LOT 64
 SHEILA FRERICKS & TIMOTHY TENNERT
BUILDING SITE PLAN
EXISTING CONDITIONS

Encompass
 ENGINEERING & SURVEYING

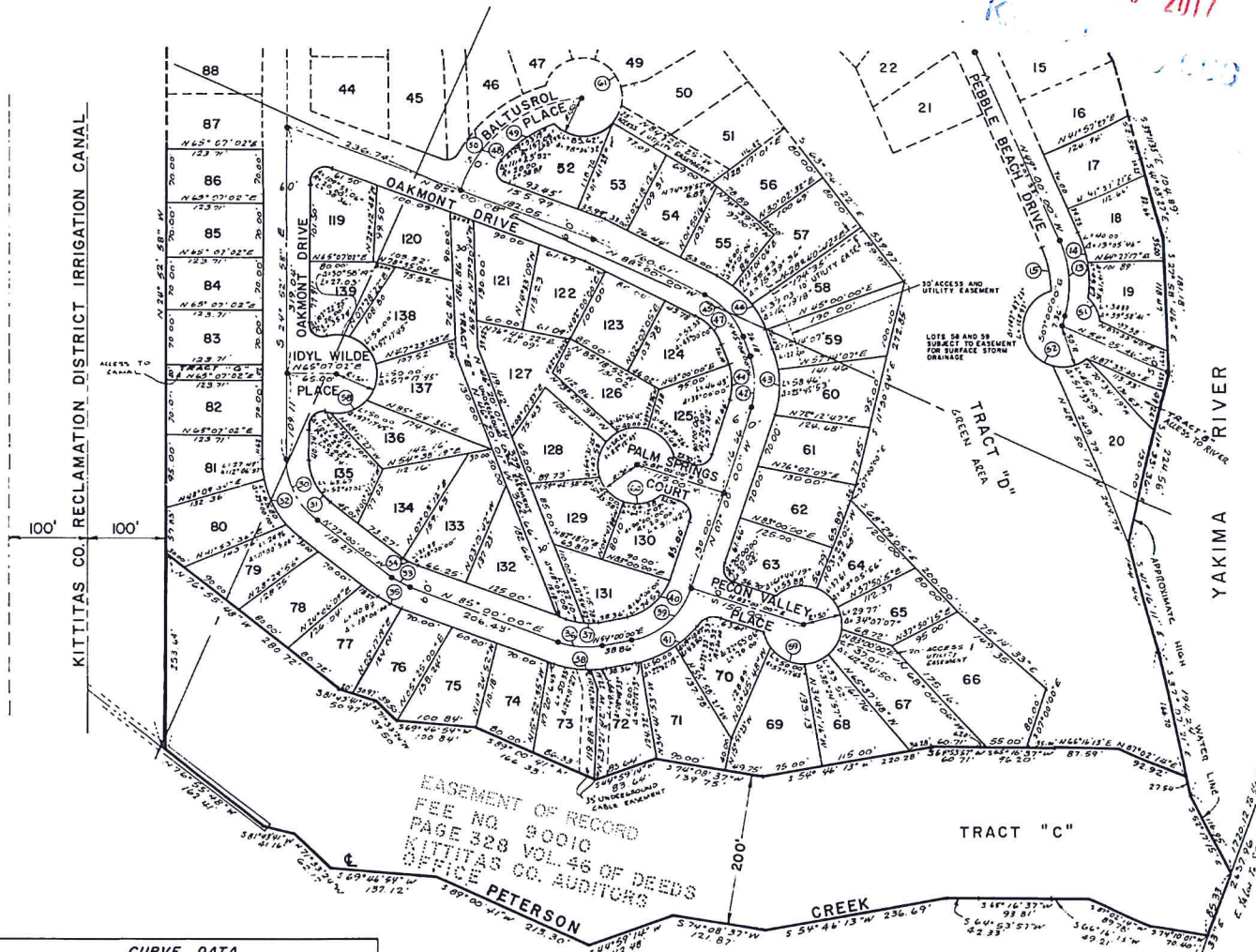
DATE: 9/20/10
 SCALE: AS SHOWN
 SHEET: C0.00

SUN COUNTRY ESTATES - 3RD ADDITION

RECORDING NO. 362422

LOCATED IN SECTION 35, T 20N, R 14 E, W.M., KITTITAS COUNTY, WASHINGTON

AUG 16 2011



EASEMENT OF RECORD
 FEE NO. 90010
 PAGE 328 VOL. 46 OF DEEDS
 KITTITAS CO. AUDITORS

CURVE DATA

No.	Radius	Arc	Δ	Tangent	Chord
1	250.02	189.82	43°30'05"	99.75	185.30
2	225.02	170.84	43°30'05"	89.78	166.75
3	275.02	208.80	43°30'05"	109.72	203.80
4	400.00	200.70	28°44'55"	102.51	198.60
5	375.00	188.16	28°44'55"	96.10	186.19
6	425.00	213.24	28°44'55"	108.92	211.01
7	400.02	193.74	27°45'00"	98.81	191.85
8	375.02	181.63	27°45'00"	92.63	179.86
9	425.02	205.85	27°45'00"	104.99	203.84
10	150.00	94.25	36°00'00"	48.74	92.71
11	175.00	109.96	36°00'00"	56.86	108.16
12	125.00	78.54	36°00'00"	40.62	77.26
13	150.00	109.96	42°00'00"	57.58	107.51
14	175.00	89.87	29°25'21"	45.95	88.88
15	125.00	58.18	26°40'11"	29.63	57.66
16	239.96	29.16	06°57'46"	14.60	29.14
17	209.96	47.33	12°56'36"	23.82	47.33
19	610.00	196.9	18°30'00"	99.34	196.10
20	609.97	187.26	18°30'00"	94.45	186.45
21	639.97	48.33	04°20'42"	24.28	48.52
22	639.97	69.81	06°15'10"	34.95	69.81
23	200.00	240.26	68°49'47"	137.02	226.07
24	230.00	90.90	22°38'36"	46.05	90.31
25	230.00	90.31	22°38'36"	46.05	90.31
26	170.00	144.43	48°40'40"	76.90	140.13
27	100.00	87.93	50°22'58"	47.04	85.13
28	70.00	61.56	50°22'58"	32.93	59.59
29	130.00	114.32	50°22'58"	61.15	110.67
30	100.00	90.96	52°07'02"	48.90	87.86
31	70.00	63.67	52°07'02"	34.23	61.50
32	130.00	118.25	52°07'02"	63.57	114.22
33	100.00	31.42	18°00'00"	15.84	31.29
34	70.00	21.99	18°00'00"	11.09	21.90
35	130.00	40.84	18°00'00"	20.59	40.67
36	100.00	54.11	31°00'00"	27.73	53.45
37	70.00	37.87	31°00'00"	19.41	37.41
38	130.00	70.34	31°00'00"	36.05	69.48
39	100.00	106.47	61°00'00"	58.91	101.51
40	70.00	74.53	61°00'00"	41.23	71.06
41	130.00	43.80	19°18'07"	22.11	43.59
42	100.00	66.32	38°00'00"	34.43	65.11
43	130.00	86.22	38°00'00"	44.76	84.65
44	70.00	46.43	38°00'00"	24.10	45.58
45	100.00	75.05	43°00'00"	39.39	73.30
46	130.00	97.56	43°00'00"	51.21	95.29
47	70.00	52.53	43°00'00"	27.57	51.31
48	182.05	209.70	66°00'00"	118.22	198.30
49	157.05	110.39	40°16'26"	57.59	108.13
50	207.05	120.46	33°20'05"	61.99	118.77
51	50.00	34.89	39°58'41"	18.19	34.18
52	50.00	173.97	199°21'21"	---	---
53	50.00	261.80	300°00'00"	---	---
54	50.00	261.80	300°00'00"	---	---
55	50.00	261.80	300°00'00"	---	---
56	50.00	192.35	220°24'57"	---	---
57	50.00	261.80	300°00'00"	---	---
58	50.00	178.68	204°44'50"	---	---
59	50.00	261.80	300°00'00"	---	---
60	50.00	261.80	300°00'00"	---	---
61	50.00	270.11	309°31'27"	---	---
62	239.96	25.05	05°58'48"	12.53	25.03
63	609.97	101.56	09°32'24"	50.90	101.45

SCALE 1" = 100'

FD 4"x4" CONCRETE
 MON AS WITNESS
 20KNEE 1 PK NAIL
 IN PAVEMENT AS
 SECTION CORNER.
 SET MON. AT 353x
 CORNER.

SEIFERT, FORBES & BERRY
 ARCHITECTS & ENGINEERS · TACOMA, WASHINGTON

5-54

Proposed Vacation/Retirement Summer Home

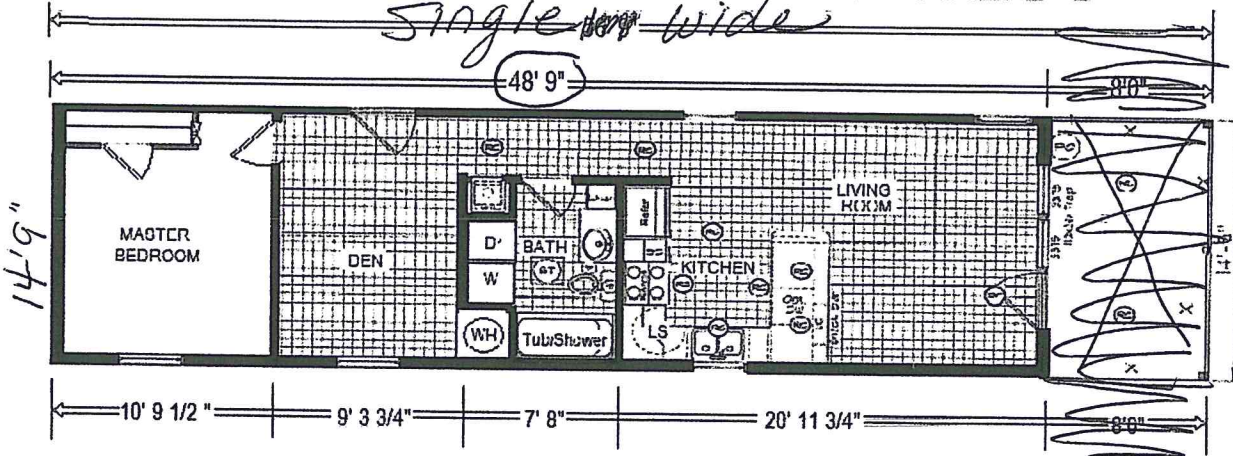


AUG 16 2017

Kit Home Builders West

KIT HOMEBUILDERS WEST

single ~~bed~~ wide



INCLUDED FEATURES

- Std. Set Up & Delivery (100 miles)
- Energy Star Insulation
- 8' Covered Porch
- Foundation Ready
- 2x6 Exterior Walls
- Architectural Shingles
- Montana Timber Trim Accents
- 50 Year Smart Siding
- Yellow Stone Window Dormer
- 7:12 Roof Pitch
- 2x4 Interior Walls
- Natural Wood Cabinets
- Fridgidaire Appliances
- Crescent Edge in Kitchen with Tile Accent
- Lazy Susan
- Can Lighting
- Open Den Feature or 2nd Bedroom
- Linoleum Throughout for Easy Cleaning

OPTIONAL FEATURES TO CONSIDER

- Metal Roof with 6:12 Pitch
- Roof Snow Load Up to 150LBS
- Stretch or Shrink the Floor Plan to Fit Your Needs
- Siding Materials: Montana Timber Stained Wood, Vinyl Lap, Log, and Hardi Cement Lap Siding
- Storage Loft w/Skywindow (ask to see pictures)
- Laminate Flooring, Nafco Tile, Upgrade Carpets
- Solid Core Interior Doors Stained to Match Trim
- Appliance Upgrades
- Shower and Tub Upgrades

CONTACT INFORMATION

DeTray's Custom Housing LLC
 10209 149th St E
 Puyallup, WA 98374
 1-800-588-1116
 253-840-6773
www.detrayscustomhousing.com