



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

VA-18-00001

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.

2


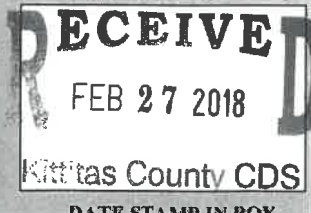
REQUIRED ATTACHMENTS

- 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:

\$2,010.00	Kittitas County Community Development Services (KCCDS)
\$280.00	Kittitas County Environmental Health
\$65.00	Kittitas County Fire Marshal
\$2,355.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): 	DATE: 2/27/18	RECEIPT # CD18-00 351	

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: Jerry MORRIS
Mailing Address: PO Box 608
City/State/ZIP: SEASTON WA 98925
Day Time Phone: 425-577-1712
Email Address: Jmorrise @ MSN.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: 51 Summer Park Ct.
City/State/ZIP: SEASTON, WA. 98925

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

21-13-17051-0028 LOT 2-28 Kachess II

- 6. Tax parcel number:** 546835

- 7. Property size:** 0.2765 AC. (acres)

- 8. Land Use Information:**

Zoning: FOREST & RANGE Comp Plan Land Use Designation: RURAL WORKING

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  _____

2-27-2018



Kittitas County CDS

2/27/2018

Jerry Morris
51 Summer Park Ct.
Easton Washington 98925

Kittitas County Community Development Services

ZONING VARIANCE APPLICATION

9.

Location: 51 Summer Park Ct Easton, Washington.

Construct a 30 by 30 Garage.

17.56.060 Front Yard setback, Requesting a variance from 25 feet to 2 feet to enable ingress/egress off Summer Park Ct. to facilitate the construction of a garage. See attached plot plan and cross-section.

10.

A

The topography of the lot slopes downward from the existing road shoulder. Summer Park Ct. is a private dead end 220 foot long road with a 60 foot radius off-set cul-de-sac. From the edge of existing pavement to the top of slope is 20 feet and it is 34 feet to the Right of way line from the edge of pavement. Compliance with the current 25 foot setback would require the garage to be 59 feet from the edge of pavement and make the driveway slope to the garage entrance greater than 45 percent and not usable during winter months. It would also mean construction would fall within the 115 foot shoreline setback, and create a long driveway requiring fill and retaining walls.

B

The parcel, platted in 1976, currently has a residence constructed in 1993 as a vacation home without a garage. In order for the property to support full-time residency year round access to the garage and parking is desired. During winter months the garage needs to be close to the top of slope as shown on the attached plot plan. This would provide a slope of 15 degrees and a short driveway to the garage entrance. During winter months, November thru March, because of snow conditions parking is currently only available within the street right-of-way along the top of slope. Parcels along Via Kachess road and other road right-of-ways within Kachess community have received variances to the front yard setback requirements with no adverse visual or public safety affect.

C.

I do not believe that granting this variance from the setback code will be detrimental to the public welfare or be at all injurious to the property owners in the same vicinity. The variance would not affect the use of the street as Summer Park Ct. is a short private street

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FEB 27 2018
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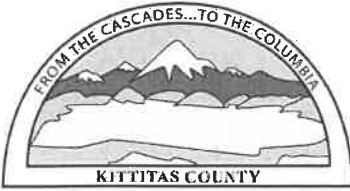
with a 60 foot offset cul-de-sac and the proposed construction would be 36 feet from edge of pavement and 16 feet downhill from the top of slope. . The variance would have no adverse effect or be injurious to adjacent property as it would provide off street covered parking year around. The Kachess II plat is located in mountainous terrain and not all lots can comply with the desired setbacks. The Comprehensive Plan acknowledges site conditions vary and provides for variances. The granting of the variance will enable us to further enjoy our investment as well as meet the goals of the comprehensive plan and the Kachess Community covenants.

D

Kachess community has very explicit covenants regarding construction materials, layout amenities, clearing limits and building colors which also must be met along with the county regulations. Construction materials used will meet the fire requirements as discussed in the comprehensive plan and those required by the community covenants. In reviewing the Rural use section of the Comprehensive Plan, the requested variance is not in conflict with the plan or Kachess communities existing covenants or character of ongoing development of the Kachess community as platted in 1976. Having previously served on the Kachess communities board of directors and currently serve on the architectural control committee I know of no problems encountered by approval of Front yard setbacks. The property falls within the Lake Kachess shoreline. The granting of the variance will enable the construction to be greater than the 115 foot Shoreline setback requirement from Lake Kachess High Water.

Attachments:

Plot Plan
Cross section



**KITITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-00351

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

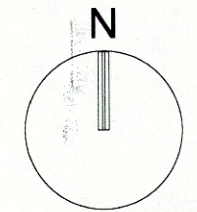
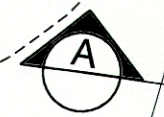
Payer/Payee: MORRIS, JERRY G. ETUX
13912 SE 3RD PL
BELLEVUE WA 98005

Cashier: STEPHANIE MIFFLIN **Date:** 02/27/2018
Payment Type: CHECK (1070)

VA-18-00001 Zoning Setback Variance		51 SUMMER PARK CT EASTON		
<u>Fee Description</u>		<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Zoning Variance		\$2,010.00	\$2,010.00	\$0.00
VARIANCE (FIRE)		\$65.00	\$65.00	\$0.00
Zoning Variance (Health)		\$280.00	\$280.00	\$0.00
VA-18-00001 TOTALS:		\$2,355.00	\$2,355.00	\$0.00
TOTAL PAID:			\$2,355.00	

☉ SUMMER PARK CT.

☉ VIA KACHESS ROAD



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PROPERTY OWNER:
JERRY MORRIS

ADDRESS: 51 SUMMER PARK CT.
EASTON WA 98925

PARCEL NO.: 546835
21-13-17051-0028

DATE: FEB. 25, 2018

LAKE KACHESS
HIGH WATER
EL 2264.0

115' SHORELINE
SETBACK

SEPTIC
TANK
DRAIN
FIELD

EXISTING
HOUSE

PROPOSED
GARAGE
30' X 30'

EXISTING
DRIVEWAY

10' SETBACK

25' SETBACK

TOP OF
SLOPE

N7°40'40"W
105.00'

S78°57'53"W
150.17'

S81°32'37"E
174.69'

R 60.00'
L 51.70'
T 27.58'

2.91

5.29

10.00'

2340

2330

2320

2310

2300

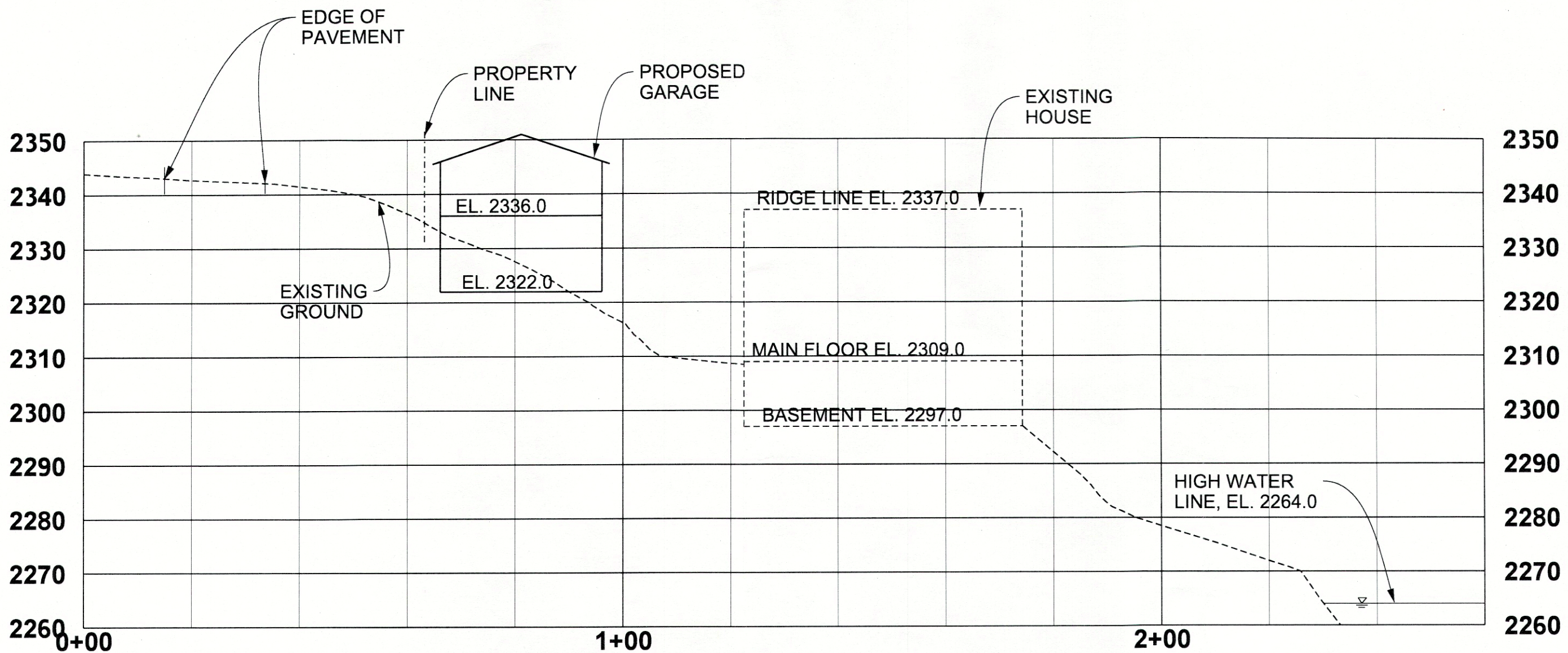
2290

2280

2270

2260

S 00° 07' E
220.00'



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 Kittitas County CDS

**PROPERTY OWNER:
 JERRY MORRIS**

ADDRESS: 51 SUMMER PARK CT.
 EASTON WA 98925

PARCEL NO.: 546835
 21-13-17051-0028

DATE: FEB. 25, 2018