



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

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

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- 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.

See attached

APPLICATION FEES:

\$1,840.00	Kittitas County Community Development Services (KCCDS)
\$510.00	Kittitas County Environmental Health
\$65.00	Kittitas County Fire Marshal
\$2,415.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): <div style="text-align: center; font-size: 2em; color: blue;"><i>HB</i></div>	DATE: <div style="text-align: center; font-size: 1.5em; color: blue;"><i>1-21-21</i></div>	RECEIPT # <div style="text-align: center; font-size: 1.5em; color: blue;"><i>CD21-00184</i></div>
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 21 2021 Kittitas County CDS DATE STAMP IN BOX </div>		

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: Orlando Maynes
 Mailing Address: 7522-134th Ave SE
 City/State/ZIP: Newcastle, Wa 98059
 Day Time Phone: 206-669-3850
 Email Address: Orly55@aol.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: Inland Construction Group
 Mailing Address: 1141 W 1st St Suite A
 City/State/ZIP: Cle Elum Wa 98922
 Day Time Phone: 509-201-0841
 Email Address: inlandconstgroup@gmail.com

- 3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: Leanna Maynes
 Mailing Address: 7522-134th Ave SE
 City/State/ZIP: Newcastle, WA 98059
 Day Time Phone: 206-227-6296
 Email Address: Leanna49@aol.com

- 4. **Street address of property:**

Address: Hermitage Drive
 City/State/ZIP: Cle Elum, WA 98922

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

Lot 6 Sun Country Highlands, Cle Elum WA 98922
(see attached legal description) Exhibit "A"

- 6. **Tax parcel number:** 956186
- 7. **Property size:** .51 (acres)

- 8. **Land Use Information:**

Zoning: Rural 5 Comp Plan Land Use Designation: Rural Residential

The plan is to build a 2000 square foot home with a depth of 30 feet. We request a variance of 10 ft building area from the minimum front yard setback(25 ft), making the front yard setback 15 feet from the boundary.

17.30A.050 Yard requirements.

There shall be a minimum front yard setback of twenty-five (25) feet. Side and rear yard setbacks shall be fifteen (15) feet. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

- 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.

Lot 6 on Hermitage Drive is unique to other buildable properties in our division at Sun Country Estates. "Golf Course Boundary" easements on our surveyed plot claims approximately 25% of the land. The buildable property depth has been uniquely minimized by the golf course easement boundary (see exhibit "B" area "D"). With current easements and setbacks, a back sliding door will open directly on the fairway which is a home ownership hazard. This makes the lot difficult to fit a 30 foot deep house in the given narrow space and have room to separate the house from the golf coarse easement boundary. Current easements are an encumbrance not allowing any room for a backyard or deck, nor providing a neutral zone from the Golf Course. Area "C" on the map is a "Hill" adjacent to the tee box and it is undesirable to build on the hill closer to the tee box. Receiving a variance to move the house 10 ft toward the front road boundary would allow us to build a home 30 feet deep and provide us with a safe 10 foot small backyard or deck.

- 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.

The variance is necessary so the backside of the house does not sit directly on the golf course boundary. This would allow us to have and enjoy a small backyard or deck, and provide separation from the golf course boundary easement line. By moving the setback forward by 10 ft, leaving a 15 ft setback on the front road side of the property, we can enjoy a safe small 10 ft backyard or deck.

- C. That authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity.

This authorization will not affect the public welfare or injurious to property in the vicinity.

- D. That granting of such variance will not adversely affect the realization of the comprehensive development pattern.

This variance will not effect the comprehensive development pattern.