

From: [Marcus Ward](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Jeremy Johnston](#)
Subject: Re: VA-21-00003 Ward - Transmittal of Comments
Date: Friday, March 19, 2021 9:09:18 AM
Attachments: [image001.png](#)
[HPOA Plan Approval 9 2019.pdf](#)

Hi Rachael,

Thanks for providing the information and a chance to respond.

I have attached a copy of the approved plan submittal to the Hyak Property Owners Association where they approved a front yard setback variance from 25' to 16'.

Let me know if you need anything else.
Marcus

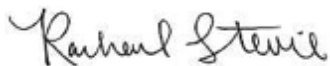
On Mon, Mar 15, 2021 at 2:17 PM Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good afternoon,

Please see attached correspondence regarding your variance application. I have mailed a hard copy as well.

If you have any questions, please feel free to contact me directly.

Thank you,



Planner I

Kittitas County

Community Development Services

411 N. Ruby Street; Suite 2

Ellensburg, WA 98926



HPOA

Hyak Property Owners Association

HPOA Building Construction Application

Date Submitted	60 Chamony Place		
Check Appropriate Box	Initial Application <input checked="" type="checkbox"/>	Correction <input type="checkbox"/>	Alteration <input type="checkbox"/> Tree Removal <input type="checkbox"/>
Activity Location	Lot # 131	Division Number	Email seaward206@gmail.com
Lot Owner's Name	Marcus Ward		Contact Phone 206 300.3248
Mailing Address	7210 SE 29th Street	City Mercer Island	State WA Zip Code 98040
Contractors Name	not selected		Contact Phone
Project Description	Construction of new house		Is a Variance Requested? If So, What? YES front setback
Project Start Date	TBD	Completion Date	Have Property Corners Been Surveyed? YES

Site Plan Check List: Fill In Information Requested and Submit a Site / Plot Plan To HPOA

Front Setback (Min 25')	Rear Setback (Min 15')	Side Setback (Min 10')	Setbacks are measured from property line to the DRIP LINE of the structure
16' (to roof)	31'	10'	
Are There Any Easements On The Property? If So, Indicate on Plot Plan.	Location Of Propane Tank? Indicate On Plot Plan.		
YES; sewer	front yard; underground		
Notes: 1) A minimum of one off road parking space must be provided for each structure. 2) Driveways must be constructed in such a way that runoff is directed into appropriate drainage and not roadway.			

BUILDING PLAN Note: Minimum of 1000 ft² living space and a 700 ft² foot print

Building Square Footage?	1528	Number of Stories?	2	Garage?	440
Exterior Siding Type And Color?	see attached	Roofing Material And Color?	see attached	Roof Pitch? (4/12 - 12/12)	6:12; 12:12
Overhang (min 2')	2'				
Building Height Above Avg. Elevation?	The lot's average elevation is defined as a point halfway between the highest and lowest point on the lot. The structure may not exceed 35 ft above this elevation. Indicate the highest and lowest points used in height calculation and indicate foundation elevation as well as maximum building elevation on submitted plans.				
2709' RIDGE HEIGHT					

Miscellaneous Information: 1) NO CLEARING OR EXCAVATION MAY BE STARTED BEFORE HPOA APPROVAL IS GIVEN. 2) No outbuildings are allowed. 3) Property corners must be identified before construction may begin. 4) Construction materials and trailers or other vehicles may not be stored or parked on roadways during construction. 5) Maintain a buffer zone around your building of natural vegetation to avoid the "clear-cut" look. We are a mountain residential recreation community.

Items to be submitted to the HPOA Board. Plans will be reviewed and approved or rejected at the next scheduled public Board meeting. Meetings are generally held on the second Tuesday of the month at 7:00 pm.

- 1) Two Copies of this form. One will be returned to you as you official approval to proceed.
- 2) Two copies of your plot/site plan. One will be retained for HPOA records.
- 3) One copy of you building plans for review. Note: These will be returned to you.
- 4) One copy of your building plans' exterior elevations that show maximum structure elevation for HPOA records.

Approvals: Check One	Approved As Submitted <input checked="" type="checkbox"/>	Approved with Noted Revisions <input type="checkbox"/>	Not Approved - Resubmit with Correction as Noted <input type="checkbox"/>
Building Committee	HPOA Board Member		Date
Board Member			3 Sept '19
Board Member			9/3/2019
Board Member			9-3-2019