



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

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VA-10-00002

ZONING STRUCTURAL SETBACK VARIANCE APPLICATION

(To place a structure closer to the lot line than allowed)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

Current Zoning Setbacks:

Zone	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	Side (setback for side abutting the street)
Residential	15'	5'	25'	15'
Residential-2	15'	10' on one side and 5" on the other side	25'	15'
Suburban	25'	15'	25'	20'
Agriculture-3, Agriculture-20, and Commercial Ag	25'	5'	25'	15'
Rural-3	25'	15'	15'	-
Forest & Range	25'	10'	10'	15'
Commercial Forest	200'	200'	200'	-

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 30 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

Not required per self

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- 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.

FEE:

\$495.00 to Kittitas County Community Development Services

\$65.00 for Fire Marshal

*One check made payable to KCCDS

\$560⁰⁰

PAID

MAR 02 2010

**KITTTITAS CO.
CDS**

FOR STAFF USE ONLY

APPLICATION RECEIVED BY

SIGNATURE:

DATE:

RECIPT #:

NOTES:

**DATE STAMP
HERE**

[Handwritten signature]

03-02-10

7110

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Kenneth Dempsey.
Mailing Address: 22713 Dubuque Rd.
City/State/ZIP: Snohomish WA. 98290.
Day Time Phone: 360-568-1163.
Email Address: Kennethdempsey55@yahoo.com.

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Adam Dempsey.
Mailing Address: 22713 Dubuque Rd.
City/State/ZIP: Snohomish WA. 98290.
Day Time Phone: 360-862-9327.
Email Address: adamdempsey40@hotmail.com.

3. Street address of property:

Address: No address
City/State/ZIP: Cle Elum, WA.

4. Legal Description of Property: Liberty mountain #2 CT37 sec.18 TWP 21 R6E18

5. Tax parcel number: 21-18-18051-0037

6. Property size: .70 Acre

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

800 sq. FT dry cabin with 200 sq. FT basement.

8. Provision of zoning code for which this variance is requested and the way in which you wish to vary from the code:

commercial forest setback.

9. A variance may be granted only when the following criteria are met. Please describe in detail how each criteria is met for this particular request (attach additional sheets as necessary):

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.

Property size and slope does not allow for building placement in any place other than proposed.

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.

Yes, other property owners have been developed in the same way.

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

Correct, the authorization of this variance will not be materially detrimental.

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

Correct, this variance will not adversely affect the comprehensive development pattern.

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

3-2-2010

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

X 

Date:

3-2-2010