



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

- ☒ 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:

\$2,000.00	Kittitas County Community Development Services (KCCDS)
\$260.00	Kittitas County Environmental Health
\$500.00	Kittitas County Public Works
\$65.00	Kittitas County Fire Marshal
\$2,825.00	Total fees due for this application (One check made payable to KCCDS)

For Staff Use Only

Application Received By (CDS Staff Signature): <i>Dail Weyand</i>	DATE: <i>3-31-25</i>	RECEIPT # <i>0025-00643</i>	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>MAR 31 2025</p> <p>Kittitas County CDS</p> </div>
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 02-21-2023

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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: Steven M. Roe ETUX

Mailing Address: 1000 NE 198th Street

City/State/ZIP: Seattle, WA 98155

Day Time Phone: 425-754-2231

Email Address: steve-roe@comcast.net

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: Encompass Engineering & Surveying

Mailing Address: 110 South Oakes Avenue, Suite 250

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: 509-674-7433

Email Address: MKirkpatrick@Encompasses.net

4. Street address of property:

Address: 112 Homestead Lane (Parcel 351834)

City/State/ZIP: Easton, WA 98925

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

Lot 24 & 25, Block 3, Sun Island Park Division No. 2, Section 13, Township 20 N., Range 13 E.

6. Tax parcel number: 351834 (20-13-13050-0324)

7. Property size: 0.42 Acres(Assessor's Acreage) (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  mld

3-10-2025

9. NARRATIVE

See attached site plan of the property with known improvements, property lines, and other amenities. We request a variance to code 17.56.060 (2) side yard requirements which require a 10-ft setback from side property line. The garage shown is currently 3.50-ft from the property line and was built 13-years ago. The surrounding area is covered with trees, adjacent homes, and the Yakima River.

10. VARIANCE CRITERIA

- A. The garage was primarily placed in the location to avoid the removal of significant trees and landscaping 13 years ago.
- B. A covered garage is a property pattern enjoyed by many other properties in the vicinity. The garage is entirely within the bounds of the property & away from other adjacent structures and significant trees & landscaping. The neighbor to the west has stated no concern with the location of the garage to the shared property line. See attached statement by neighbor.
- C. The garage is entirely within the boundaries of the property & away from other adjacent structures. Snow shedding from the roof will not shed towards the adjacent property line and will stay within the property. The neighbor to the west has stated no concern with the location of the garage to the shared property line. See attached statement by neighbor.
- D. Granting the variance will not adversely affect the realization of the comprehensive development pattern. There is not a predominant development pattern in this area. Structures are predominantly sited in an ad hoc manner, often to maintain existing trees or other landscape features of the site.