

Project Narrative:

Proposal to remove roughly 9ft wide by 13 ft long section of my cabin off my neighbor's property along with saw cutting and removal of a roughly 9ft wide by 9ft long concrete pad off of my neighbor's property. This would leave the cabin on my property by roughly 1 ft on the front corner and almost 3ft on my property on the back corner. (Needing variance from standard 5ft set back)

Correcting: IRC R302 Exterior walls – noted as a code violation below. The proposed set back would be 1ft on front corner of cabin and almost 3ft on back corner of cabin.

Below also From Laura Kukes, Code Enforcement: These are the items needed to correct my cabin. Laura is very aware of my situation as I have been keeping her updated.

The Adequate Water – has been approved by the health department.

KCC14.04.0070 (1) – The lean to is the area proposed that will be removed off of my neighbor's property.

The hot tub permit will be applied for on the building permit, once the variance has been granted.

Good Afternoon,

Thank you for taking the time to speak with me today. I have reviewed this case with the Building Official and there are a couple issues that need addressing. Unfortunately, I have looked back through records into 1988 and do not see a permit for the original structure. This is requiring us to treat this as a new residence and require a few steps. The first step is to obtain a Preliminary Site Analysis(PSA). Once that is complete then a building application will need to be submitted. Even if the original structure was permitted the following building violations would need to be corrected. We will move forward with treating this as a new build and the structure was not existing.

Adequate water –

1. We will need proof of adequate water to submit a building permit, since you are on a shared well the board/HOA should have proof of the water and can provide you with this. If you are unable to locate it, talk to public health and they can direct you further.

KCC 14.04.0070 (1) –

1. The enclosing of the lean to. This is structural and has changed the use status from a lean to, to habitable space. This requires a building permit, stamped engineered plans because of the snow load in this area and final passing inspections.
2. The hut tub will need a permit, this is for fire, life, safety. This can be included on the building permit application.

IRC R302 Exterior walls –

1. The structure is required to comply with IRC and unfortunately that means the 5-foot setback from the boundary line. This is a fire mitigation that is standard. This is also the minimum setback the county allows for. The options here are either going through the planning department and have the property line adjusted; or removal the structure to meet the 5-foot setback.

I have included that application packet in this email. I am out of the office for the next week and have made the Building Official, Jeremy and the Assistant building official, Stephanie, aware of what the issues and are available for further questions.

The Permit Technicians are available to walk you through the building permit application process as well. They can be reached at 509-962-7506.

Again, I apologize I am bringing this news to you. We will do what we can to help you through this process.

Thank you for your time.

Laura Kukes

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