

**Notice of Application
Casal Setback Variance
VA-23-00001**

NOTICE IS HEREBY given that Michael Casal, landowner, submitted a Setback Variance application on January 13, 2023 pursuant to Kittitas County Code 17.84 on .13 acres of land zoned LAMIRD's Type 1 - Residential within a LAMIRD land use designation. The proposal requests a 4-foot reduction to the 25-foot front lot line setback as required in Kittitas County Code 17.16.060; allowing for the construction of side retaining walls, as well as a 4-foot deep overhang on the residence. This would result in an 21-foot structural setback from the south property line if the variance is approved. The subject property is parcel # 477935 (Lot 11 of Conifer Estates subdivision) located on N. Olson Drive, approximately 0.03 miles north from the intersection of Kearny Drive and N. Olson Drive in Snoqualmie Pass, WA in Section 09, Township 22, Range 11. Map number 22-11-09050-0111.

The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> , and by navigating to "Setback Variances" & "VA-23-00001 Casal" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7539

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **February 17, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1550, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Kelly Bacon, Staff Planner: (509) 962-7539; email at kelly.bacon.cd@co.kittitas.wa.us

Notice of Application:	February 2, 2023
Application Received:	January 13, 2023
Application Complete:	January 27, 2023

Dated:	February 2, 2023
Published Daily Record	February 2, 2023
Published NKC Tribune	February 2, 2023