



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application: Thursday, February 2, 2023**

**Application Received: Friday, January 13, 2023**

**Application Complete: Friday, January 27, 2023**

**Project Name (VA-23-00001): Casal Setback Variance**

**Applicant:** Michael Casal (Landowner)

**Location:** 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.

**Proposal:** 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 a 21-foot structural setback from the south property line if the variance is approved. The property is zoned LAMIRD Type 1 - Residential in a LAMIRD Land Use designation.

**Materials Available for Review:** 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 Variance" & "VA-23-00001 Casal". They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926. 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 may 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](mailto:kelly.bacon.cd@co.kittitas.wa.us)