

## Chelsea Benner

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**From:** Edward Solseng <OhEdji@outlook.com>  
**Sent:** Friday, February 01, 2019 10:12 AM  
**To:** Chelsea Benner  
**Subject:** Re: SX application  
**Attachments:** 2019\_2\_1\_shoreline\_exemption\_letter.PDF

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thanks, Chelsea:

Please see the attached letter. It was originally part of the variance submittal, so it refers to the biologist and Geotech reports. I've added references for the reduced setback request. Some of the language is on the unified site plan, but here it is all in one place.

Ed

Ed Solseng  
1514 35th Ave S  
Seattle, WA 98144  
206.661.3556

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**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Thursday, January 31, 2019 4:00 PM  
**To:** 'Edward Solseng'  
**Subject:** RE: SX application

Good Afternoon,

I have started to work through the Ball application, I have noticed you decided to use the 25% reduction of the 15' building setback however I do not have any narrative/info supporting how you are able to do so. Please see the below code (this was also provided in the email on 11/19/2018).

**12. Reduced setbacks:** the building setbacks listed in the Table at KCC 17B.06.200-1 may be reduced by twenty-five (25) percent where the applicant demonstrates that:

- a. Compliance with the standard setback significantly interferes with development potential due to the unique size, shape or natural features of the lot;
- b. The design of the project is compatible with other authorized and planned uses within the area; and
- c. The project will not cause adverse impacts to the shoreline environment.

Processing will continue once this info is provided.

Thank you!

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

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[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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**From:** Edward Solseng [<mailto:OhEdji@outlook.com>]  
**Sent:** Friday, January 25, 2019 3:09 PM  
**To:** Chelsea Benner  
**Subject:** Re: SX application

Thanks for your help! Let me know if you need anything else.  
Ed

Ed Solseng  
206.661.3556

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**From:** Chelsea Benner <[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)>  
**Sent:** Friday, January 25, 2019 2:06 PM  
**To:** 'Edward Solseng'  
**Subject:** SX application

Thank you!

*Chelsea Benner*

Planner I  
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