



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

January 22, 2016

J. Scott Nicholson
PO Box 403
Easton, WA 98925

RE: Nicholson Setback Variance Application (VA-15-00004 Nicholson)

Dear Applicant,

Kittitas County Community Development Services received an Administrative Setback Variance permit on December 7, 2015 to reduce the front yard setback to 7 ½' from 25' for the construction of a 26' x 38' garage. The subject property is zoned Forest and Range. This parcel is located at 2390 Via Kachess Road, in a portion of Section 17,T21N, R13E, WM in Kittitas County, bearing Assessor's map number 21-13-17051-0023. Your application has been determined **complete** as of January 22, 2016.

Community Development Services will require a revised site plan indicating the distance from the proposed garage to the ordinary high water mark of Lake Kachess.

KCC Chapter 15A.03.100(6) stipulates that:

"Consistency between the proposed project and applicable regulations or plan should be determined through a project review process that integrates land use and environmental impact analysis, so that governmental and public review of the proposed project, involving development regulations under Chapter [36.70A RCW](#), and environmental process under Chapter [43.21C RCW](#) run concurrently and not separately."

As per [KCC 15A.03.040 \(1\)\(b\)](#):

"... An incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form."

The requested material will need to be submitted to KCCDS on or before **July 20, 2016 at 5:00 pm** (180 days), in order to keep this application active. KCCDS's review will commence when all additional information is received. *The application will be processed under all codes in effect at the time a complete application is received by KCCDS.*

Feel free to contact me should have any questions, comments, or concerns.

Sincerely,

Kaycee Hathaway
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