



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: Monday, March 9, 2020
Application Received: Thursday, February 13, 2020
Application Complete: Friday, February 28, 2020

Project Name (VA-20-00002): White Setback Variance
Applicant: Kenneth White

Location: The subject property is parcel # 550734 located off of Nighthawk LN approximately 3 miles west of the City of Cle Elum, in the SE1/4 of Section 22, T 20N, R 14E. W.M. Map number 20-14-22052-0313.

Proposal: The proposal requests a reduction in the 25-foot front lot line setback requirement in KCC 17.30A of 11.4-feet, which would result in a 13.6-foot front lot line structural setback if this variance is approved. The floodway boundary had been outside of Mr. White's project site when Mr. White applied for preliminary site analysis through Kittitas County. After completing his design plans based on the information provided by Kittitas County, Mr. White was informed that the floodway boundary maps had been updated since his preliminary site analysis and they now encroached on his project site. Building is not allowed in the floodway under Kittitas County Code. The applicant is requesting a variance for the minimum setback reduction required to build outside of the updated floodway boundary.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Setback Variances" and then to the project number. Phone: (509) 962-7079

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **March 24, 2020**. 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 \$1560, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us.