

**From:** [Kelly Bacon \(CD\)](#)  
**To:** "[lhatchx1@gmail.com](mailto:lhatchx1@gmail.com)"  
**Subject:** VA-21-00004 Hatcher - Transmittal of Comments and RFI  
**Date:** Monday, May 24, 2021 11:19:22 AM  
**Attachments:** [VA-21-00004 Hatcher Transmittal of Comments letter 5-24-21.pdf](#)  
[VA-21-00004 Hatcher - Combined Comments.pdf](#)

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Good morning,

Attached please find correspondence in regards to your variance application VA-21-00004. Please pay close attention to the Kittitas County Public Works and Building comments.

The variance application is asking for a setback of 1 foot from the property line, a 9 ft decrease from the required 10 ft rear setback. There is a 10-foot public utility easement dedicated by the Duke Short Plat located along all property lines. This easement is divided 5 feet on each side of the interior lot lines. Structures are not allowed to be constructed within any easement or Right of Way. Also, the International Building Code requires a minimum of 5 feet setback to the property line for fire protection.

CDS would be unable to approve your variance as requested for a 1 foot setback on the rear property line. Should you choose to adjust your project in order to meet the required minimum setbacks outside the dedicated utility easement and building code setbacks, please submit updated documentation including:

1. An updated site map
2. Updated project narrative

Please have all comment responses and updated information to our office by June 8, 2021. Should no comments or updated information be received within this time frame, CDS will proceed with issuing a determination on the variance application based on the information we currently have. If additional time is needed, please contact me directly and we can work to establish a new time frame.

Please contact me directly with any questions.

Thank you,

**Kelly Bacon**

**Planner I**

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**Please Note:** In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

