



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, April 21, 2022

Application Received: Monday, February 24, 2022

Application Complete: Friday, April 15, 2022

Project Name (VA-22-00002): Heidt Setback Variance

Applicant: Phillip Heidt (Landowner), Devin Casto (Agent)

Location: The subject property is parcel # 951186 (Lot 13 of The Ridge at Tillman Creek) located off Pinnacle Ln, approximately 1.5 miles southwest from South Cle Elum in Section 04, Township 19, Range 15. Map number 19-15-04054-0013. The property is zoned Rural 5 within a Rural Residential Land Use.

Proposal: The proposal requests a 15-foot reduction from the 25-foot front lot line setback for the northern most property line for the construction of a house and a 20-foot reduction from the 25-foot front lot line setback from the southwestern property line for construction of a garage. The 25-foot front setback requirements come from KCC 17.30A.050. If the variance is approved, it would result in a 10-foot front lot line structural setback from the northern most property line and a 5-foot front lot line setback from the southwestern lot line.

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-22-00002 Heidt". 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: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **May 6, 2022**. 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.

Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us