



KITTTITAS 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: Thursday, June 2, 2022

Application Received: Friday, May 13, 2022

Application Complete: Wednesday, May 25, 2022

Project Name (VA-22-00003): Ward Setback Variance

Applicant: Sam & Val Ward (Landowners)

Location: The subject property is parcel # 482434 (Lot 51 of Wildwood #2 Plat) located at 461 S Lake Cabins Road, approximately 0.28 miles from the intersection of S Lake Cabins Road and State Route 903 in Ronald, WA in Section 02, Township 20, Range 14. Map number 20-14-02054-0051.

Proposal: The proposal requests a 6.3-foot reduction on the west property line and 6.7-foot reduction on the east property from the 15-foot side lot line setback requirement in KCC 17.30.050 for extended patio covers. This would result in an 8.7-foot structural setback from the west property line and an 8.3-foot structural setback from the east property line if the variance is approved. The property is zoned Rural Recreation in a Rural Recreation Land Use designation.

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-22-00003 Ward". 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 **June 17, 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