



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, September 8, 2022

Application Received: Friday, July 29, 2022 (Updated August 30, 2022)

Application Complete: Thursday, September 1, 2022

Project Name (VA-22-00004): Pemsel Setback Variance

Applicant: Andreas Pemsel (Landowner)

Location: The subject property is parcel # 458435 (Lot 42 of Hyak Estates) located off Snoqualmie Drive, approximately .18 miles southwest from the intersection of State Route 906 and Hyak Drive East as the crow flies. The property is in Section 15, Township 22, Range 11 in Kittitas County. Map number 22-11-15050-0042. The property is .17 acres and is zoned LAMIRD Type 1 Residential in a LAMIRD Land Use.

Proposal: The proposal requests a 25-foot reduction from the 25-foot front lot line required setback for the construction on a 16-foot-tall retaining wall that also goes into the County Right of Way. The request also includes a 21- and 17-foot reduction from the 25-foot front line setback for the construction of an entryway and garage to a new house respectively. The 25-foot front setback requirements come from KCC 17.16.060(b). If the variance is approved, it would result in a 0-foot front lot line structural setback for the retaining wall and a 4 ft and 8 ft structural setback for the entryway and garage respectively.

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-22-00004 Pemsel”. 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 September 23, 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