



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

NOTICE OF DECISION

To: Applicant
Authorized Agent
Interested Parties (KCC 15A.06)

From: Jeremiah Cromie, Staff Planner

Date: January 12, 2023

Subject: Pemsel Zoning Setback Variance (VA-22-00004)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **approves** the Zoning Setback Variance for Andreas Pemsel, landowner, to reduce the 25-foot front lot line setback requirement in KCC 17.16.060(b) to 0 feet for a retaining wall, 4 feet for an entryway and 8 feet for a garage and house. 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. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

An appeal of this land use decision must be filed within 10 working days by submitting specific factual objections and a fee of \$1550 to the Kittitas County Community Development Services at 411 N Ruby St Suite 2, Ellensburg, WA 98926. The appeal period deadline is **5:00 PM January 27, 2023**.

The application, decision and related information may be examined during business hours at Kittitas County Development Services, 411 N Ruby St Suite 2, Ellensburg, WA 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Setback Variance" using the file "VA-22-00004 Pemsel".

If you have questions or need assistance, please contact Community Development Services at (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us Staff Planner: Jeremiah Cromie.