



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

RE-NOTICE OF APPLICATION

Notice of Application: July 20, 2023

Application Received: March 16, 2023, July 11, 2023 (Updated and Revised Version)

Application Complete: March 9, 2023, July 11, 2023 (Updated and Revised Version)

Project Name (VA-23-00004): Kosar Setback Variance

Applicant: Erik Kosar (Landowner)

Location: The subject property is parcel # 902134 located at 31 Eagle View Road in Ronald, WA bearing Assessor's Map number 20-14-02051-0958.

Reason for Re-Notice: During the previous comment period, it was discovered that the original proposed location of a garage was on an existing septic drain field which would not be allowed. The applicant has since moved the drain field and provided an updated site plan with a different setback request (only 5 ft) from the front property line as well as a bigger garage (36' x 29') on July 11, 2023 while also providing a new project narrative. Due to the differences in the garage size and requested setback, the re-notice is required.

Proposal: Erik Kosar, landowner, submitted a Setback Variance application pursuant to Kittitas County Code 17.84 on .37 acres of land zoned Rural Recreation within a Rural Recreation land use designation. The proposal requests a 20-foot reduction on the east property line from the 25-foot front lot line setback requirement in KCC 17.30.050 for a 29' x 36' garage and loft. This would result in a 5-foot front structural setback from the east property line if the variance is approved.

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-23-00004 Kosar". 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 during regular business hours. Phone: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on August 4, 2023**. Any person has the right to comment on the application and request a copy of the decision once made. Previous comments from March 16, 2023 to April 3, 2023 will not be considered in the decision-making process. Any comments you have should be re-submitted as this is not the same proposal.

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 \$1670.

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us