

## Ellie Myers

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**From:** Gordon Villas <thegvillas@gmail.com>  
**Sent:** Monday, March 23, 2026 12:18 PM  
**To:** Gordon Villas; CDS User; Ellie Myers  
**Subject:** VA-26-00003 Swanson  
**Attachments:** Ronald Property.docx

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March 23, 2026

To Kittitas County Community Development Services.

Subject VA-26-00003 Swanson

I am writing regarding application VA-26-00003 Swanson for the property at 71 Alley Street in Ronald.

I respectfully oppose the request to reduce the rear yard setback from 25 feet to 20 feet. Setback requirements exist to maintain appropriate spacing, privacy, and neighborhood character. Based on the information provided, it is not clear that the property has a unique hardship that would require a variance from the standard setback. I would like clarification regarding the hardship that justifies a variance from the required 25-foot rear setback. Variances are typically intended only for properties with unique physical constraints.

Approving this request could negatively impact nearby properties by reducing the expected distance between structures and could set a precedent for additional setback reductions in the area.

For these reasons, I respectfully request that the county deny the variance and require the project to comply with existing setback standards.

Thank you for considering my comments.

Sincerely,

Mary Villa  
14411 E Olympic Ave  
Spokane Valley, WA 99216