



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
Interested Parties (KCC 15A.06)

From: Jeremiah Cromie, Staff Planner

Date: July 7, 2022

Subject: Ward Zoning Setback Variance (VA-22-00003)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services **denies** the Zoning Setback Variance for Sam & Val Ward, landowners, to reduce the 15-foot side lot line setback requirement in KCC 17.30.050 by 6.3-feet and 6.7-feet for construction a covered patio, which would have resulted in an 8.7-foot structural setback from the west property line and a 8.3-foot structural setback from the east property line. 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. This property is in Section 02, Township 20, Range 14 and bears Assessor's map number 20-14-02054-0051. 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 July 21, 2022**.

The original 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" under file number "VA-22-00003 Ward"

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.