



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 20, 2021  
Jeremy Malsam  
7909 5<sup>th</sup> Pl. SE  
Lake Stevens, WA 98258

Chandler Stever Architect  
1715 223<sup>rd</sup> Pl. NE  
Sammamish, WA 98074

### RE: Malsam Variance Application (VA-21-00005)- Deemed Incomplete

Parcel # 20344

Dear Applicants,

Kittitas County Community Development Services received an Administrative Setback Variance request on April 12, 2021 to reduce the required 200-foot setback from the adjacent Commercial Forest Zone at the Northern Property Line. The subject property is zoned Rural Recreation. The parcel (20344) is located off **Breckenridge Drive** in Ronald, WA and bears Assessor's map number 21-14-34010-0025. Your application has been determined to be **incomplete** as of April 20, 2021.

After a review of your application materials, it appears that there is not a clear request of how big of a variance you want from the 200-foot setback requirement. Preliminary measuring from your site plan shows that you would likely need to reduce the required setback from 200' to 80' since the covered patio is approximately 80 feet from the Northern Property line and is the furthest most North building according to your site plan. All other setbacks appear to be met on the submitted site plan. Also, it was not mentioned, but please put in your request that you wish to build outside of the 100 foot by 100-foot building envelope that is allowed per KCC 17.57.050.

Staff confirmed with public works that the road that would service this property is called Breckenridge Drive and not Larkspur Drive.

Please clarify your application for the setback you are requesting for the variance and update the site plan and application to have Breckenridge Drive instead of Larkspur Drive. Once we have these issues resolved, CDS will continue processing your application.

If you have any questions regarding this matter, I can be reached at (509) 962-7046, or by e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us).

Sincerely,

Jeremiah Cromie  
Planner I  
Kittitas County Community Development Services

cc: *Jeremy Johnston, Planning Official*

*Via Email*