



August 26, 2022

Andreas Pemsel
33502 SE 126th St
Issaquah, WA 98027

RE: VA-22-00004 Pemsel – Deemed Incomplete and Request for Additional Information

Dear applicants,

Kittitas County Community Development Services (CDS) received your Zoning Variance Application on July 29, 2022 to reduce the front yard setback from the front property line off Snoqualmie Drive to 0 feet for a retaining wall. The definition for a Front Lot Line in Kittitas County Code (KCC) 17.08.370 states "*Lot line, front*" means a lot line that abuts any public street, private street, right-of-way or other means of vehicular access, other than an alley." The definition for a Front Yard in Kittitas County Code (KCC) 17.08.590 states: "*Front yard*" means any yard abutting a public or private street. The front yard setback is measured from the front property line (not the street) to the first part of any structure. The subject property is zoned LAMIRD Type 1 Residential. Residential zones in the Snoqualmie Pass LAMIRD have a Front Yard setback of 25' pursuant to KCC 17.16.060(b). This property, parcel 458435, is located in Section 15, T22, R11, WM in Kittitas County, bearing Assessor's map number 22-11-15050-0042. Your application has been determined incomplete and additional information is required.

The following code sections necessitate more information:

KCC Chapter 15A.03.030(2) stipulates that:

"The written application shall be accompanied by a site plan showing the dimensions and arrangement of the proposed development or changes including all proposed land uses and structures; points of access, roads and parking areas; septic tank and drainfield and replacement areas; areas to be cut or filled; and natural features such as contours, streams, wetlands, hazardous slopes, etc. The administrator may require other drawings, topographic surveys, photographs, or other material essential to an understanding of the proposed use and its relationship to the surrounding properties."

After review of the submitted site plan and application, we have determined that in order to be considered a complete application submittal consistent with the above, the following items are needed:

1. In relation to KCC 15A.03.030, please provide an updated site map that shows all setbacks from existing and proposed structures to all property lines.
2. The project narrative touched on the retaining wall and garage but did not mention much about the residence and deck being approximately only 4 feet from the property line. Please update your project narrative to include the setback requested for any part of the proposed dwelling including decks and garages.

The requested material will need to be submitted to KCCDS on or before **February 22, 2023 at 5:00 pm** (180 days), in order to keep this application active, pursuant to [KCC 15A.03.040 \(1\)\(b\)](#) which states:

“an incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form.”

CDS’s review will commence when all additional information is received. The application will be processed under all codes in effect at the time a complete application is received by CDS. Please know that Kittitas County is currently in the middle of this years docket cycle to amend the County Code, including an item pertaining to retaining walls in setbacks (22-9). Kittitas County believes your retaining wall project would not require a variance if this passed as currently proposed, however the current proposed dwelling and deck would still require a variance. Kittitas County anticipates a decision on this proposed amendment by the end of December 2022.

We would be happy to schedule a meeting to discuss the above requirements, prior to resubmittal, should you see the need. Please contact me directly to set up a meeting or with any questions you may have at jeremiah.cromie@co.kittitas.wa.us or via phone at (509) 962-7046.

Sincerely,



Jeremiah Cromie
Planner II
Kittitas County Community Development Services