



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, February 2, 2023

Application Received: Tuesday, January 17, 2023

Application Complete: Thursday, January 26, 2023

Project Name (VA-23-00002): Mannes Setback Variance

Applicant: Leif Mannes (Landowner), Erik Hohmann (Authorized Agent)

Location: The subject property is parcel # 612136 (Lots 21 & 22 of Lake Easton Estates) located off Kachess River Rd., approximately .26 miles northeast from the intersection of West Sparks Road and Kachess River Road. The property is in Section 03, Township 20, Range 13 in Kittitas County. Map number 20-13-03050-0022. The property is 1.08 acres and is zoned Forest & Range with a Rural Working land use.

Proposal: The proposal requests a 10-foot reduction from the 25-foot front lot line required setback for the construction of an 896 square foot detached storage garage. The 25-foot front lot line setback requirements come from KCC 17.56.060(1). If the variance is approved, it would result in a 15-foot front lot line structural setback for the detached garage, respectively.

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-23-00002 Mannes". 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. Phone: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on February 17, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

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 \$1550.

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