



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

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Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Tuesday, September 26, 2023

Application Received: Friday, September 8, 2023

Application Complete: Wednesday, September 20, 2023

Project Name (VA-23-00008): Hendrix Setback Variance

Applicant: William Hendrix (Landowner), Les Seifert (Authorized Agent)

Location: The subject property is parcel # 842034 (Lot 1, Block E, of Pine Loch Sun #1) located at 21 E. Lakedale Dr., approximately 0.04 miles east from the intersection of SR 903 and Pine Loch Sun Drive. The property is in Section 02, Township 20, Range 14 in Kittitas County. Map number 20-14-02050-0501. The property is 0.34 acres and is zoned Rural Recreation with a Rural Recreation land use designation.

Proposal: The proposal requests a 7.5-foot reduction from the 15-foot side lot line required setback for the construction of garage and expansion of the existing home. The 15-foot side lot line setback requirements come from KCC 17.30.050. If the variance is approved, it would result in a 7.5-foot side lot line structural setback for the garage and expansion, 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-23-00008 Hendrix". 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 October 11, 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 \$1670.

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