



## 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: Wednesday, April 2, 2025**

**Application Received: Monday, March 31, 2025**

**Application Complete: Wednesday, April 2, 2025**

**Project Name (VA-25-00001): Roe Setback Variance**

**Applicant:** Steven M. Roe, Etux. (Landowner)

**Location:** The subject property is parcel # 351834 (Lot 24 of Sun Island Park #2) located on Homestead Lane, approximately 670 feet off Interstate 90. The property is in Section 13, Township 20, Range 13 in Kittitas County. Map number 20-13-13050-0324. The property is 0.42 acres and is zoned Forest & Range with a Rural-Working land use designation.

**Proposal:** The proposal requests a 6 ½-foot reduction from the 10-foot side lot line required setback for a garage. The 10-foot side lot line setback requirements come from KCC 17.56.060(2). If the variance is approved, it would result in a 3 ½-foot side lot line structural setback for the 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 “Zoning Variances” & “VA-25-00001 Roe”. 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 April 17, 2025**. 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):** Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at [zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us).