



## CHELAN COUNTY HEARING EXAMINER

Chelan County Administration Building, Meeting Room 1,  
400 Douglas Street, Wenatchee, WA 98801.

If you should have any questions, please contact,  
[Jessicak.Thompson@co.chelan.wa.us](mailto:Jessicak.Thompson@co.chelan.wa.us) or 509-667-6231.

March 19, 2025 at 1:00 P.M.

Chelan County Hearing Examiner: Andrew Kottkamp

Chelan County Staff: Clerk Jessica Thompson, Clerk Darci Eggert, Planner Brad Scott

Public/Agencies present: Alan Byars, Brian Mulligan

Public/Agencies present via Zoom: William R.

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### **AGENDA:**

#### I. CALL TO ORDER

Hearing Examiner Kottkamp called the Hearing to order at 1:00 PM. No objections were given to Mr. Kottkamp running today's hearing. Instruction was given to attendees on how the hearing is conducted and how to participate, testify, and appeal a decision.

#### II. PUBLIC HEARINGS

**AA 24-466 Wiggins – Withdrawn and stricken from the agenda**

**AA 24-465 Trantow - Withdrawn and stricken from the agenda**

**VAR 24-443 Apgar** - An application for a Variance was submitted to requesting the reduction of the required front yard setback along N Shore Drive from 25 feet from the property line to 10 feet from the property line in order to build a new garage. The subject property would qualify for a slope setback reduction pursuant to Chelan County Code (CCC), Section 11.88.040(2)(B); however, this slope reduction would only allow the setback to be reduced to 15 from the property line. Based on the slope of the property and the location of the existing single-family residence and an existing chimney attached to the existing residence, a 10-foot setback from the property line would allow for the owner to build the proposed garage

and would allow for a safe setback distance between the existing residence and chimney and the proposed garage. The subject property is located within the Rural Waterfront (RW) zoning district in Chelan County. 17725 N. Shore Rd., Lake Wenatchee, WA 98826; Parcel No.: 27-16-14-700-470.

Mr. Kottkamp discussed the application details and entered the staff report, application materials, site plans, public comments, and the entire planning staff file into record.

Chelan County Planner Brad Scott presents the application; the proposed project meets the Chelan County code criteria for approval.

Sworn in to testify was Diederik Apgar, the owner of the property. Mr. Apgar had no disagreements with the staff report or conditions provided by the county.

Sworn in to testify was David Schettler, the agent for owner of the property. Mr. Schettler had no disagreements and stated facts about the project.

With nothing further from the public, agent, or staff. Mr. Kottkamp closes the record and will have a written decision within 10 working days.

### III. ADJOURNMENT

Hearing Examiner Kottkamp adjourned the March 19, 2025 meeting.