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, Skagit County Auditor

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Please return To:

Skagit County Planning and Permit Center

**SKAGIT COUNTY PLANNING AND PERMIT CENTER
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL01-0683

APPLICANT: BRADLEY J. JEVONS

ADDRESS: 8774 S. TEXAS LANE
ANACORTES, WA 98221

PROJECT LOCATION: Located at 8774 South Texas Lane, Anacortes, within a portion of Section 4, Township 34 North, Range 2 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Decision request PL01-0683 for the construction of a 936 square foot accessory structure to replace a structure destroyed in a fire. The project proposal is to re-construct a 26 x 36 square foot garage and locate the structure approximately 3 feet off of the side property line and approximately 22 feet off of the rear property line. The previous structure was approximately 2 feet off of the side property line. The applicant is requesting to decrease the non-conformity off of the side and increase the depth of the structure by 6 feet to better accommodate existing vehicles that are to be stored within the structure. The Administrative Decision for the reduction in setbacks is being requested pursuant to SCC 14.16.810(4).

ASSESSOR'S ACCOUNT NUMBER: 340204-0-008-0006

PROPERTY ID NUMBER: P19797

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Heavy Manufacturing (HM) zoning/Comprehensive Plan designated area within the Urban Growth Area for the City of Anacortes as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000.

STAFF FINDINGS: Pursuant to 14.16.810(4), the Administrative Official may reduce the required front, side or rear setbacks where topography or critical areas or the lot's size and configuration impact the reasonable development of the property. To reduce the front or rear setback, the Administrative Official must determine that the public health, safety and welfare will be maintained. Consultation with the Public Works Department concerning traffic safety may be solicited during this analysis.

1. The subject property is approximately 8,792 square feet in size located off of South Texas Lane, between South Texas Lane and Pinkerton Road, and the access to the site is off of South Texas Lane. The subject property measures approximately 109.9 feet in depth along the north and south property lines and approximately 80 feet in width along the east and west property lines. The existing residence is located approximately 31.9 feet off of the front (west) property line, approximately 15 feet off of the side (north) property line, approximately 38 feet off of the rear (east) property line, and approximately 33 feet off of the side (south) property line. The existing residence is serviced water from a public water supply and utilizes an on-site septic system which is located to the rear (east) of the residence between the residence and Pinkerton Road.
2. The applicant is proposing to construct a 26' x 36' square foot accessory structure approximately 3 feet off of the side (south) property line, approximately 22 feet off of the rear (east) property line, approximately 61.9 feet off of the front (west) property line and approximately 7 feet 6 inches to the south of the existing residence. The applicant is requesting the administrative variance for the construction of a 936 square foot structure to replace a structure destroyed in a fire and not able to meet the required side and rear yard setbacks within the zoning designation. The proposal is to reconstruct the accessory structure and locate the structure approximately 3 feet off of the side (south) property line and approximately 22 feet off of the rear (east) property line. The previous structure was located approximately 2 feet off of the side property line and the applicant is requesting to decrease the non-conformity off of the side property line and increase the depth of the structure by six (6) feet to better accommodate existing vehicles that are to be stored within the structure. The parcel is located within a Heavy Manufacturing (HM) zoning/Comprehensive Plan designated area within the Urban Growth Area for the City of Anacortes. The City of Anacortes code section 14.04.16.060A states that "No building or structure shall be built



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closer than 15 feet from the street right-of-way lines" and "No building or other structure shall be closer than 10 feet from adjacent property lines".

3. A letter of completeness was issued on August 28, 2001. A Notice of Development was published and posted on the property on August 30, 2001. All property owners within 300 feet of the property were sent the Notice of Development. No comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that critical areas review had previously taken place with the building permit application for the accessory structure (#BP01-0727). Critical Areas staff approved the proposal without conditions.
5. The application was reviewed by Skagit County Environmental Health and Water Resources. Environmental Health indicated that septic would not be an issue since there is no plan for plumbing in the proposed building. Water Resources indicated that since there would be no water supplied to the structure, there are no concerns with the proposal.
6. The proposal was reviewed by Public Works. Public Works had no comments or concerns with the proposal.
7. Staff finds that the proposed reduction in setbacks are reasonable due to the existing topography, existing lot size, and the size of the existing lots in the immediate vicinity.
8. Staff finds that the requested setbacks would not create any problems with regard to the maintenance of public health, safety or welfare. Additionally, no traffic safety concerns were identified with the proposal.



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Decision:

The Director hereby approves the Administrative Decision to allow reasonable use of the property subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. The building permit for the proposed accessory structure shall be issued in accordance with the approved reduction in setback as requested.



Brandon Black, Associate Planner

Date of preliminary approval: September 18, 2001

Date of final approval: October 4th 2001

Prepared by: BB

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Permit Center within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.



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