



200110160069

, Skagit County Auditor

10/16/2001 Page 1 of 4 11:51:13AM

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 PL01-0680

APPLICANT: DENNIS STEINMAN

ADDRESS: 18319 EAGLE POINT LANE
MOUNT VERNON, WA 98273

PROJECT LOCATION: Located at 18319 Eagle Point Lane, Mount Vernon, within a portion of Section 1, Township 33 North, Range 4 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Decision request PL01-0680 for the construction of a 784 square foot accessory structure on an approximate 20,000 square foot parcel. The project proposal is to construct a 28 x 28 square foot garage approximately 25 feet off of an existing access easement (front setback line). The structure will be 35 feet off of the front property line, however there is a 10-foot easement along the front property line, which reduces the area available area to a 25-foot setback. Skagit County Code Section 14.16.310 requires a 35-foot setback off of the front property line for accessory structures.

ASSESSOR'S ACCOUNT NUMBER: 3862-000-056-0301

PROPERTY ID NUMBER: P90645

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Village Residential (RVR) zoning/Comprehensive Plan designated area 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 19,800 square feet in size located east of West Big Lake Boulevard, off of Eagle Point Lane, and the access to the site is off of Eagle Point Lane. The subject property measures approximately 70 feet in width along the west (front) property line, approximately 175 feet in length along the south (side) property line, approximately 222 feet in length along the north (side) property line, and approximately 135 feet in width along the east (rear) property line. The existing residence is located approximately mid property, between Big Lake to the east and the existing driveway easement (Eagle Point Lane) to the west. The residence is located approximately 75 feet off of the front (west) property line, approximately 13 feet off of the north (side) property line, approximately 22.5 feet off of the side (south) property line, and between 60 and 70 feet off of the rear (east) property line which is the shoreline of Big Lake. The existing residence is serviced water from a public water supply and utilizes public sewer service. There is a sewer easement which runs north and south through the property along the west side of the residence, approximately 15 feet to the west of the existing residence.
2. The applicant is proposing to construct a 28' x 28' square foot accessory structure and locate the building between the existing driveway easement and the sewer easement. The 784 square foot structure is proposed to be located approximately 8 feet off of the side (south) property line, approximately 45 feet off of the side (north) property line, approximately 25 feet to the west of the existing residence, and 25 feet off of the edge of the existing driveway easement. The applicant is requesting the administrative variance for the construction of a 784 square foot structure not able to meet the required front setback of 35 feet within the Rural Village Residential designated area. The parcel is located within a Rural Village Residential zoning/comprehensive plan designated area as per Skagit County Code Section 14.16.310 (5)(a)(iv) which states that the minimum setback requirement for accessory structures is 35 feet.



200110160069
, Skagit County Auditor

10/16/2001 Page 2 of 4 11:51:13AM

3. A letter of completeness was issued on August 27, 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. One comment letter was received from a neighboring property owner (Jonathan and Lori Manley) on September 5, 2001 in opposition to the proposed request.
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 (#BP01-1056). 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.

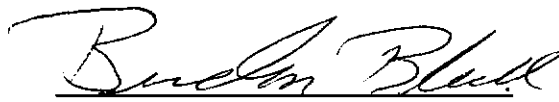


200110160069
Skagit County Auditor
10/16/2001 Page 3 of 4 11:51:13AM

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
FOR
Tom Karsh, Director

Date of preliminary approval: September 21, 2001

Date of final approval: 10-15-01

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.



200110160069

, Skagit County Auditor

10/16/2001 Page 4 of 4 11:51:13AM