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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 PL01-0958

APPLICANT: MYRON KRUMM

ADDRESS: 19457 CONWAY HILL ROAD
MOUNT VERNON, WA 98274

PROJECT LOCATION: Located at 19457 Conway Hill Road, Mount Vernon, within a portion of Section 20, Township 33 North, Range 4 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Decision request PL01-0958 for the construction of a 2,040 square foot accessory structure on a one (1) acre site with an existing residence. The applicant is requesting a reduction in the rear setback requirement to allow for the construction of an accessory structure 8 feet off of the rear property line. Skagit County Code section 14.16.300(5)(a) requires a 25-foot setback off of the rear property line for accessory structures when they are more than 1,000 square feet in size.

ASSESSOR'S ACCOUNT NUMBER: 4612-000-001-0000

PROPERTY ID NUMBER: P105570

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Intermediate (RI) 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 one (1) acre in size located off of the west side of Conway Hill Road, and the access to the site is off of Conway Hill Road. The subject property measures approximately 200 feet in depth along the north and south property lines and approximately 230 feet in width along the east and west property lines. The existing residence is situated approximately mid property, located approximately 47 feet off of the front (east) property line, approximately 58 feet off of the rear (west) property line, approximately 82 feet off of the side (north) property line, and approximately 100 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.
2. The applicant is proposing to construct a 30' x 68' square foot accessory structure and locate the building to the west of the existing residence between the existing residence and the west property line. The 2,040 square foot structure is proposed to be located approximately 8 feet off of the rear (west) property line, approximately 65 feet off of the side (south) property line, and approximately 20 feet to the west of the existing residence. The applicant is requesting the administrative variance for the construction of a 2,040 square foot structure not able to meet the required rear setback of 25 feet within the Rural Intermediate designated area. The parcel is located within a Rural Intermediate zoning/comprehensive plan designated area as per Skagit County Code Section 14.16. 300(5)(a) which states that the minimum setback requirement for accessory structures is 25 feet when the accessory structures are greater than 1,000 square feet in size.
3. A letter of completeness was issued on January 8, 2002. A Notice of Development was published and posted on the property on January 10, 2002. All property owners within 300 feet of the property were sent the Notice of Development. No comment letters were received for or against the 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 (#BP01-1492). Critical Areas staff approved the proposal without conditions.



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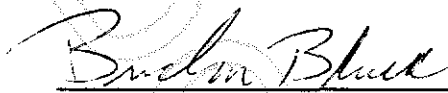
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5. The proposal was reviewed by Public Works. Public Works had no comments or concerns with the proposal.
6. Staff finds that the proposed reduction in setbacks are reasonable due to the existing topography, the location of the existing septic and drainfield, the existing lot size, and the size of the existing lots in the immediate vicinity.
7. 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.

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: February 6, 2002

Date of final approval: 2-21-02

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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