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Skagit County Auditor

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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 PL02-0326

**APPLICANT:** DONALD BARFORD

**ADDRESS:** 502 NORTH J STREET, APT. F  
TACOMA, WA 98403

**PROJECT LOCATION:** Located at 14365 Leslie Lane, Mount Vernon, within a portion of Section 4, Township 33 North, Range 3 East, W.M., Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative reduction in setback request for a garage addition to an existing single family residence. The project proposal is to add on to the existing residence and reduce the required setback from 35 feet to 20 feet off of the front yard property line (a 15 foot reduction). This request is being made pursuant to SCC 14.16.810(4) to allow for the addition to an existing residence that will not meet the required front setback within a Rural Reserve designated area as per SCC 14.16.320(5).

**ASSESSOR'S ACCOUNT NUMBER:** 330304-2-002-0305

**PROPERTY ID NUMBER:** P15392

**ZONING/ COMPREHENSIVE PLAN:** The proposed project is located within a Rural Reserve (RRv) 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 5.39 acres in size located off of the north side of Leslie Lane, a private road, and to the west of Best Road. The parcel measures approximately 415 feet in width along the east and west property lines and approximately 568 feet in length along the north and south property lines. The existing residence is located approximately 258 feet off of the east (side) property line, approximately 207 feet off of the north (rear) property line, approximately 608 feet off of the west (side) property line, and approximately 128 feet off of the south (front) property line. There is an existing man made pond located to the north east of the residence and the existing septic system is located to the north and west of the existing residence. The existing private road (Leslie Lane) located along the south property line, is an existing 22 foot graveled roadway within a 60 foot road easement that also contains a 6 foot wide drainage ditch adjacent to the graveled road surface, to the north of the roadway.
2. The applicant is proposing a garage addition to an existing single family residence. The project proposal is to add on to the existing residence and reduce the required setback from 35 feet to 20 feet off of the front yard property line (a 15 foot reduction). This request is being made pursuant to SCC 14.16.810(4) to allow for the addition that will not meet the required setbacks within a Rural Reserve designated area as per SCC 14.16.320(5).
3. Skagit County Code section 14.16.320(5)(a) states that the required setback for off of the front yard property line within a Rural Reserve (RRv) designated area is 35 feet.
4. A letter of completeness was issued on June 24, 2002. A Notice of Development was published in a newspaper of general circulation and posted on the subject property on June 27, 2002. All property owners within 300 feet of the property were sent the Notice of Development. The fifteen day comment period ended on July 12, 2002 and there were no comments received in regard to this proposal.
5. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that the critical areas review was completed with the previous building permit (BP96-1206) and approved in 1996. Critical Areas staff approved the proposal without conditions.
6. The application was reviewed by the Skagit County Environmental Health Unit. Environmental Health had no concerns with the proposal.



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7. The proposal was reviewed by Public Works. Public Works had no concerns with the proposal.
8. Staff finds that the proposal to add on to the structure is reasonable due to the topography of the site with the location of the existing pond and septic system as well as the existing and future possible usage of the access road (Leslie Lane).
9. Staff finds that the requested addition to the structure 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. Staff finds that based on the location of the roadway and the ditch, the configuration of the existing neighborhood, and the location of the existing pond and septic system on this lot, the proposal shall be approved.

**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 residential addition shall be issued in accordance with the approved administrative decision as requested.



Brandon Black, Associate Planner

Date of approval: July 19, 2002

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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