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Skagit County Planning and Permit Center



200310220096

Skagit County Auditor

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

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL03-0632

**APPLICANT:** BRUCE RACINE

**ADDRESS:** 31801 NE 104<sup>th</sup> STREET  
CARNATION, WA 98014

**PROJECT LOCATION:** Located on lot numbers 56, 57, 58, 59, Block 6, Holiday Hideaway, at 7437 Holiday Boulevard, Anacortes, within a portion of Section 8, Township 35 North, Range 2 East W.M., situated within Skagit County, Washington.

**PROJECT DESCRIPTION:** Administrative Decision for the reduction in setbacks pursuant to SCC 14.16.810(4) to allow for the reduction in the required 35 foot setback to 25 feet off of the front (south) property line to allow for the construction of an approximate 1,835 square foot single story residential structure and detached garage structure. The proposed request is being made to reduce the setback location from the slope located along the northeast portion of the property.

**ASSESSOR'S ACCOUNT NUMBERS:** 3926-006-059-002; 3926-006-058-003;  
3926-006-057-004

**PROPERTY ID NUMBERS:** P66020; P66019; P66018

**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 and as thereafter amended.

**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 of an acre measuring approximately 292 feet in width along the north property line, approximately 250 feet in width along the south property line, approximately 140 feet in depth along the west property line and approximately 142 feet in depth along the east property line. The property runs in an east/west configuration. The subject property is physically located on a minor access road off of Holiday Boulevard.
2. The applicant is proposing to locate an 1,835 square foot one story single family residence and a detached two (2) car garage no closer than 25 feet from the front (south) property line to reduce the setback location from the slope located along the northeast portion of the property. Based on Skagit County Code Section 14.16.300(5)(a), this is a 10 foot reduction from the required 35 foot setback.
3. A letter of completeness was issued on August 11, 2003 per Skagit County Code Section 14.06.100. A Notice of Development was published and posted on the property on August 14, 2003 per Skagit County Code Section 14.06.150. All property owners within 300 feet of the property were sent the Notice of Development. There was a fifteen (15) day public comment period associated with the Notice which ended on August 29, 2003. No comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff for compliance with Skagit County Code Section 14.24. A site visit was conducted on August 7, 2003. Based on the site visit, Critical Areas staff approved the proposal without conditions.
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works had no concerns with the proposal.
6. Staff finds that the proposed reduction in setback request is reasonable due to the existing topography, 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 permits for the proposed residence and detached garage shall be issued in accordance with the approved reduction in setback as requested.
3. A copy of this decision shall be submitted with the building permit(s) at time of application.

  
David W. Blane, Director

  
Brandon Black, Associate Planner

Date of approval: October 3, 2003

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.

Reduction in setback request #PL03-0632



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