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Skagit County Auditor

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**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL06-00437

APPLICANT: Michael and Shelley Comacho

ADDRESS: 1521 Lindamood Lane
Burlington, WA 98233

PROJECT LOCATION: The proposed project is located at 3667 Washington Street, Blanchard, WA; Lots 22 and 23, Block 2 of the Plat of Blanchard together with a portion of vacated alleyway adjoining said premises; within a portion of the NW¹/₄ of the SW¹/₄ of Section 22, Township 36 North, Range 03 East, W.M., Skagit County, WA.

PROJECT DESCRIPTION: Reduction of setbacks to allow for an addition to a pre-existing nonconforming structure located approximately 17 feet from Washington Street and 22 feet from Legg Road (both front property lines) instead of the required 35 feet.

ASSESSOR'S ACCOUNT NUMBER: 4072-002-023-0004

PROPERTY ID NUMBER: P71230

COMPREHENSIVE PLAN/ZONING: Agriculture-NRL

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 designated as Agriculture-NRL. Per Skagit County Code 14.16.400 (5)(a) (i)(A-C) sets the setbacks for a residential structure at 35 feet from the front and rear property line and 8 feet from the side. In addition, per SCC 14.04 corner lots have more than 1 front lot line.
2. The subject property is located on the corner of Legg Road and Washington Street in the Blanchard area. The property measures approximately 148 feet along Legg Road(east), 158 feet along Washington Street (south), 104 feet on the west property line, and 54 feet along the north property line. There is an existing residence with a carport and storage shed located basically in the middle of the property with the driveway coming off of Washington Street. This structure is located approximately 17 feet from Washington Street, at its closest point 15 feet from Legg Road, 44 feet from the west property line and 47 feet from the north property line. There are several large trees along Legg Road (east). The on site septic system is located north and west of the existing structure. The property is served by public water. Also located behind the house is the propane tank and the water supply line.
3. The subject property is located within a natural resource land designated area. The applicant will need to comply with SCC 14.18.870 Notification of Development Activities on or Adjacent to Designated Natural Resource Lands. The subject property is located within an A8 flood hazard zone per FIRM Map 530151 0050C with a base flood elevation of 8 feet. The applicant will need to comply with SCC 14.34 Flood Damage Prevention.
4. The applicant is in the process of adding a 12' x 16' living room addition on the east side of the house. The new addition is approximately 17 feet from the south property line (Washington Street), and 22 feet from the east property line (Legg Road). In addition the applicant is proposing to add a 10' x 6' deck along the south side and a 12' x 21' deck along the east side of the addition. The new deck area will be uncovered and will be 25 1/2 inches above grade. The deck area will be approximately 12' from the south property line and 15' from the east property line.
5. A letter of completeness was issued on June 19, 2006. A Notice of Development was published and posted on the property on June 22, 2006. Property owners within 300 feet of the property were sent the Notice of Development. No correspondence was received.
6. The application was routed to the appropriate County offices for review. **Public Works**—no concerns; **Septic Division**—no concerns; **Critical Areas**—no critical area were observed on or within 200 feet of the subject site.
7. Without a reduction in setbacks, the Department finds that the size of the lot with the location of the original residence (built prior to setback requirements) would preclude reasonable development of the property. The property is further



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restricted with being a corner lot, thus further reducing a building envelope. In addition the location of the on site septic system does not allow for further expansion into an area that would meet the setback requirements.

8. Staff has determined 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 for a reduction in the rear setback subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. The building permit shall be issued in accordance with the approved reduction in setback as requested.
3. The applicant will need to comply with SCC 14.18.870 Notification of Development Activities on or Adjacent to Designated Natural Resource Lands.
4. The applicant will need to comply with SCC 14.34 Flood Damage Prevention.



Brent Morrow, MS, MPA
Senior Planner



Marge Swint,
Associate Planner

Date of approval: July 13, 2006

End of Appeal period: July 27, 2006

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 Planning and Development Services within 14 calendar days of the date of decision of this Notice pursuant to SCC 14.06.110.



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