

Return Name & Address:



200608280151
Skagit County Auditor

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POOR ORIGINAL

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 97-0231

Applicant Name: Patrick O'Donnell

Property Owner Name: Susan Churchill

The Department hereby finds that Lot(s) 1-8 and 23-30 Block 25, including vacated Streets & Alleys of Plat of North Anacortes recorded on February 5, 1890, Volume 3, Page 23.

Parcel Number(s): P60808; 3843-025-030-0006; within a Ptn of the SE $\frac{1}{4}$, Sec. 7, Twp. 35, Rge 2

1. CONVEYANCE

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

☐ **IS/ARE**, the minimum lot size required for the zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.

☒ **IS NOT**, the minimum lot size required for the Rural Reserve zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and therefore **IS** eligible to be considered for development permits.

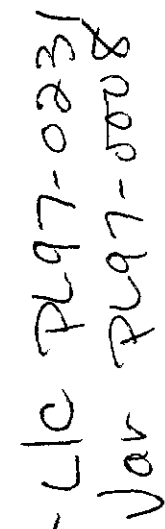
Authorized Signature:

Joe Rooden

Originally approved:

Date: 7/22/1997

See Attached Map



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SKAGIT COUNTY PLANNING AND PERMIT CENTER

County Administration Building, 1000 North Second Street
Mount Vernon, Washington 98273-3000 (360) 336-2121 FAX (360) 336-9416

Deanna Michael
Planning and Building Director

Tom Marsh
Assistant Director

Mr. Roy V. Callero
424 South Shore Road
Guemes Island, WA 98221

Subject: Administrative Official Interpretation
Legal Lot of Record Status for parcel P60808
(Assessor's Account # 3843-025-030-0006)

Dear Mr. Callero:

This letter is an Administrative Official Interpretation of the Skagit County Zoning Ordinance, Skagit County Code (SCC) 14.04 under the authority of (SCC) 14.01.022 and is in response to your request for my review of a staff decision concerning the legal lot of record status for the subject parcel. I have reviewed the information you submitted with this request and the earlier material you had submitted with your lot certification application (PL 97-0231). Based on this information I find that the initial denial of your lot certification request was properly determined by staff in that the subject parcel would have normally been aggregated with the adjoining land you own under the requirements found in SCC 14.04.190 (5).

You have requested that I reconsider the initial staff decision under the provisions of RCW 38.17.210 which allows development on such properties provided: 1) The public interest will not be adversely affected thereby, and/or 2) You are determined to be an "innocent purchaser" for value without actual notice. I have reviewed the history of ownership, the purchase documents, the taxation record, and the on-site sewage information, and find that you have complied with RCW 38.17.210.

The Planning and Permit Center will therefore accept this parcel as a "legal lot of record" for purposes of recording and reviewing development applications and for hearing appeals.

Retain this letter for your records, as you will need to include a copy with future development applications. Also note that any Administrative Official Interpretation may be appealed to the County Hearing Examiner under provisions of Skagit County Code 14.01.050. Thank you for your patience.

Sincerely,

Tom Marsh
Planning Director



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**SKAGIT COUNTY HEARING EXAMINER
STATE OF WASHINGTON**

In the matter of:

Application No. PL97-0003
RE: ROY CALLERO
for a Variance TO ALLOW TWO SUBSTANDARD
LOTS TO BE RECOGNIZED AS SEPARATE
LEGAL LOTS OF RECORD

Findings of Fact
Entry of Order

No. PL 98 0000.ORD

Location: GUEMES ISLAND

I. INTRODUCTION

This matter, having come regularly before the Skagit County Hearing Examiner to: a Public Hearing under an application filed with the Skagit County Department of Planning and Community Development on behalf of ROY CALLERO, 424 South Shore Road, Guemes Island, Anacortes, WA 98221, requesting a Variance TO ALLOW TWO SUBSTANDARD LOTS TO BE RECOGNIZED AS SEPARATE LEGAL LOTS OF RECORD, located Guemes Island, .

Said application being required by Section 14.04 of the Skagit County Code.

The subject property is more completely described as follows:

420 SOUTH SHORE ROAD, GUEMES ISLAND

LOTS 9 TO 22, BLOCK 25 AND LOTS 9 TO 22, BLOCK 30, PLAT OF NORTH ANACORTES TO ANACORTES, WITHIN A PORTION OF SECTION 07, TOWNSHIP 36, RANGE 2 EAST, W.M., SITUATE IN SKAGIT COUNTY, WASHINGTON.

ASSESSORS ACCOUNT NUMBER:

3643-030-022-0002 P00033
3643-030-022-0000 P00007

And, notice having been given to all property owners within 300 feet of said property and all matters in the file having been considered together with the testimony, evidence, and exhibits in open hearing and made a part of the record in this matter, the Hearing Examiner makes the following findings of fact.

II. BACKGROUND AND HISTORY

1. Block 25, the northern portion of this property was purchased by Roy and Donna Callero from the estate of Ellen Christensen on March 12, 1992. This portion of the property was deeded to Stephen and Charle Callero on March 13, 1992.
2. Stephen and Charle Callero purchased Block 30 from Irv and Natalie York in April of 1994.



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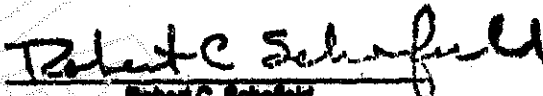
1. DECISION

The Hearing Examiner APPROVES the application of ROY CALLERO for a Variance TO ALLOW TWO SUBSTANDARD LOTS TO BE RECOGNIZED AS SEPARATE LEGAL LOTS OF RECORD, to be located on Guemes Island, and in accordance with the following conditions:

1. All required permits (septic, water, building) are to be obtained by the owner prior to any residential development on Block 25.
2. The existing pole building located on Block 25 will not be used as a residence unless a change of occupancy is obtained prior to occupancy.

This Decision has been made in accordance with Section 14.01.066 of the Skagit County Code.

This Decision will become final in fifteen (15) calendar days from the date of this Decision unless Reconsideration is requested in accordance with Section 14.01.067 of the Skagit County Code or appealed to the Skagit County Board of Commissioners in accordance with Section 14.01.061 of the Skagit County Code.


Robert C. Schofield

Skagit County Hearing Examiner

Date of Action: April 1, 1997

Copies Transmitted to Applicant: April 1, 1997

Attachment: Staff Report and Findings

CC (with attachment): Applicant, Applicant File, Board of County Commissioners, Prosecuting Attorney (John Moffat), Hearing Examiner, Distribution List.

VARNEW1.FRM



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Skagit County Auditor