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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 PL06-0877

**APPLICANT:** Jeff and Brenda Lasorella

**ADDRESS:** 11803 59<sup>th</sup> Ave W.  
Mukilteo, WA 98275

**CONTACT:** Warren Otteson  
34207 S. Shore Drive  
Mount Vernon, WA 98274

**PROJECT LOCATION:** The proposed project is located at 34343 S. Shore Dr. Mount Vernon, WA; Lots 63 & 64 Lake Cavanaugh Sub. #2 Block 1; within a portion of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 26, Township 33 North, Range 06 East, W.M., Skagit County, WA.

**PROJECT DESCRIPTION:** Reduction of setbacks to allow for an accessory building to be located 20 feet from the front property (S. Shore Drive) line instead of the required 35 feet.

**ASSESSOR'S ACCOUNT NUMBER:** 3938-001-064-0002

**PROPERTY ID NUMBER:** P66542

**ZONING/COMPREHENSIVE PLAN:** Rural Village Residential/Rural Village

**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 Rural Village Residential. Per Skagit County Code 14.16.310 (5)(a) (iv) sets the setback for an accessory structure at 35 feet from the front, 8 feet side and 25 feet rear. A 3-foot setback is permitted for both the sides and the rear when the accessory building is a minimum of 75 feet from the front property line which is not the case in the situation.
2. The subject property is located on the north side of South Shore Drive at Lake Cavanaugh. The property is two lots together and measures approximately 170 feet along S. Shore Drive (south—front), 226 feet on the west side property line, 65 feet along the lake (north) and 223 feet along the east side. There is an existing residence approximately 130 feet from the front located basically in the middle of the property. There are several small sheds located on the property. The driveway starts approximately 40 feet from the west property line and curves in towards the west property line before reaching the residence. Located between the residence and the road, the on site septic system lies basically in the middle straddling the interior lot lines. The property is served by an individual well which was not shown on the site plan.
3. The subject property is not located within a flood hazard zone per FIRM Map 530151 0450.
4. The applicant is proposing to build a 26 foot x 40 foot accessory building. The building would be located in the southwest corner of the property in order to be able to use the existing driveway. At its closest the proposed building would be located 20 feet from the front (S. Shore Drive) and 8 feet from the west side property line.
5. A letter of completeness was issued on November 6, 2006. A Notice of Development was published and posted on the property on November 9, 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**—based on the building permit BP06-0545 the doors will open easterly; septic, shorelines and critical areas were all reviewed with the building permit BP06-0545. A PCA was recorded in conjunction with the building permit.
7. Without a reduction in setbacks, the Department finds that the size of the lot with the location of the on site septic system and existing driveway would preclude reasonable development of the property. The location of the on site septic system does not allow for further expansion into an area that would meet the setback requirements.



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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 and the site plan dated October 26, 2006.



Marge Swint,  
Senior Planner



Brent Morrow, MS, MPA  
Senior Planner, Team Supervisor

**Date of approval:** December 13, 2006

**End of Appeal period:** December 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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