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

**HEARING AUTHORITY:** SKAGIT COUNTY PLANNING DIRECTOR

**APPLICATION NUMBER:** ADMINISTRATIVE DECISION PL06-1014

**APPLICANT:** Charles Barker  
**ADDRESS:** 11701 NE 148<sup>th</sup> Pl.  
Kirkland, WA

**CONTACT:** Brian D. Johnson  
Anacortes Construction Services, LLC  
6060 Sounds Way  
Suite F  
Anacortes, WA 98221

**PROJECT LOCATION:** The proposed project is located at 11812 McCorkle Place, Anacortes, WA; Lot 17 of the Plat of Rancho San Juan Del Mar Division 10; within a portion of the SW $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 35, Township 35 North, Range 01 East, W.M., Skagit County, WA.

**PROJECT DESCRIPTION:** Reduction of setbacks to allow for an accessory building to be located 10 feet from a front property line instead of the required 35 feet.

**ASSESSOR'S ACCOUNT NUMBER:** 3981-000-017-0008  
**PROPERTY ID NUMBER:** P68432

**COMPREHENSIVE PLAN/ZONING:** Rural Intermediate

**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 Intermediate. Per Skagit County Code 14.16.300 (5)(a)(iv) (A-C) sets the setbacks for an accessory structure at 35 feet front, 8 feet side and 25 feet rear. 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 Marine Drive and McCorkle Place. In addition there is a small access road along the north property line serving at least 2 additional lots. The property has an irregular shape measuring approximately 100 feet along the small access road, 300 feet along McCorkle Place, 204 feet along Marine Drive and 156 feet on the interior lot line. The property is vacant at the moment. The access to the property is off the small access road along the north property line. There is an existing drainfield on the property located in the northwest corner of the property but no tank.
3. The subject property is not located adjacent or within a natural resource land designated area. The subject property is not located within a flood hazard zone.
4. The applicant wants to build a structure that will eventually become an accessory dwelling unit when the primary residence is built. The structure will be approximately 1100 square feet including a garage area and a 10 foot deck the width of the structure on the south side. A 12-foot driveway is proposed between the proposed structure and the future residential building site. The proposed structure would be located 10 feet from the north access property line, 35 feet from the McCorkle Place property line (east), 127 feet from Marine Drive and 107 feet from the interior property line. Initially the applicant requested a reduction to 20 feet but changed the request to 10 feet with the garage door being located at the opposite end of the building from the access property line.
5. A letter of completeness was issued on December 22, 2006. A Notice of Development was published and posted on the property on December 28, 2006. Property owners within 300 feet of the property were sent the Notice of Development. Several notices were returned due to the lack of a proper address. One letter was received from an adjoining property owner with concerns about the location of the proposed structure.
6. The application was routed to the appropriate County offices for review. **Public Works**—The setback measurement shall be taken from the edge of the roadway easement rather than from the edge of the constructed roadway. It is the applicant's responsibility to obtain survey information satisfactory enough to be able to determine the location of the easement edge; **Septic Division**—Currently only a drainfield exists on the property. Any building permit application will require the usual permitting requirements including septic tank and reserve drainfield area. The reduction request should have no effect on the existing drainfield location; **Critical Areas**—Initial review was done under PL06-0842. A geohazard report was required and the report indicated that geologically hazardous conditions are not present on the subject site. Critical areas approved with the requirements that the recommendations in the Geotechnical report by BJ Scott and Associates, dated October 13, 2006 are included as conditions of permit approval. No other critical areas were observed on the site.



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7. Without a reduction in setbacks, the Department finds that the size and shape of the lot would preclude reasonable development of the property. The property is further restricted with being a corner lot and having three front property lines thus further reducing a building envelope.
8. Staff has determined that the requested setback would not create any problems with regard to the maintenance of public health, safety or welfare as long as the garage doors are not facing the access point.
9. Please be advised that this approval for reduction of setback is based on a limited review specific to the criteria for this application (14.16.810 (4) SCC). Other County requirements may alter your proposal and require revision to your plan to comply with all jurisdictional requirements for development.

**Decision:**

The Director hereby approves the Administrative Decision to allow for an accessory building to be located 10 feet from the north access property line instead of the required 35 feet subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. The setback measurement shall be taken from the edge of the roadway easement rather than from the edge of the constructed roadway.
3. With the building permit application the applicant's shall provide survey information satisfactory enough to be able to determine the location of the easement edge.
4. The building permit shall be issued in accordance with the approved reduction in setback as requested and the approved site plan dated December 7, 2006.
5. Any recommendations listed in the Geotechnical report by BJ Scott and Associates, dated October 13, 2006, shall be adhered to.
6. The garage doors for the structure shall be located away from the access point.

  
Marge Swint, Senior Planner

  
Brent Morrow, MS, MPA  
Senior Planner Team Supervisor

**Date of approval:** February 8, 2007

**End of Appeal period:** February 22, 2007

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.