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Skagit County Planning and Development Services



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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL07-0223

APPLICANT: JAMES AND SONIA HARVEY

ADDRESS: 20780 TRAVIS LANE
BURLINGTON, WA 98233

PROJECT LOCATION: Located at 20780 Travis Lane, Burlington, within a portion of Section 28, Township 35 North, Range 4 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction in setbacks for the construction of a new 24 x 48 foot garage structure. The structure is proposed to be located approximately 8 feet off of the north (front) property line off of Travis Lane, and approximately 8 feet off of the west (side) property line. This property has two front property lines and two side property lines. The north and east property lines are the front property lines and the south and west property lines are the side property lines. A quitclaim deed was drafted by Bradford E. Furlong to relinquish all rights, title, and interest of the 30 foot Drainage Easement which was located along the western property line. Skagit County Code (SCC) section 14.16.300(5) requires a 35 foot front setback, 8 foot side yard setback, and a 25 foot setback off of the rear property line.

ASSESSOR'S ACCOUNT NUMBERS: 4558-000-027-0006

PROPERTY NUMBER: P100557

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Intermediate 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.

DEPARTMENTAL 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 measures approximately 310 feet in width along the north property line, approximately 400 feet in width along the east property line, approximately 210 feet in depth along the west property line, and approximately 150 feet in depth along the south property line. The subject property is physically located off of Travis Lane via approximately a 160 foot driveway.
2. The proposed accessory structure will not be able to meet the current front setback requirements due to the lot configuration. SCC Section 14.16.300(5) requires a 35 foot front setback; this is a 27 foot reduction request at the closest point.
3. Mr. Harvey originally submitted this proposal on May 5, 2006 under PL06-0448. The proposal included building a garage structure within a 30 foot Drainage Easement. The County asked that Mr. Harvey remove the structure from the drainage easement or that Mr. Harvey has the Drainage Easement relinquished and provides Skagit County Public Works with a new storm water analysis for the plat of Sterling View. The original application expired on December 30, 2006. The applicants Attorney Mr. Bradford E. Furlong, drafted quitclaim deeds of all the property owners who are affected by the 30 foot Drainage Easement and these property owners have now relinquished all rights, title, and interest of the easement. (*Recorded relinquishments: AF 200702280159, AF 200702280160, AF 200702280161, AF 200702280162, AF 200702280163 Plat of Sterling View Div No. 1. V 14 P 182 & 183, AF 910703005*).
4. A letter of completeness was issued on March 28, 2007 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on April 5, 2007 per SCC 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 April 20, 2007. No public comments were received in regard to this proposal.
5. The proposal was reviewed by Skagit County critical areas staff under the original permit (PL06-0448). Staff indicated that a critical areas review was completed and approved with BP00-1496.



6. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated the following; "The applicant has provided copies of relinquishment documents for the 30-foot drainage easement shown on the Plat of Sterling View. For that reason Public Works has no objection to the setback variance as proposed." (*Recorded relinquishments: AF 200702280159, AF 200702280160, AF 200702280161, AF 200702280162, AF 200702280163 Plat of Sterling View Div No. 1. V 14 P 182 & 183, AF 910703005*)
7. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot configuration.
8. 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 permit for the proposed structure 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 at time of application.
4. ***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.***
5. All fees must be paid prior to final approval.



Prepared By:

Michele Q. Szafran
Michele Q. Szafran, Assistant Planner

Reviewed By:

Brandon Black
Brandon Black, Senior Planner

Date of approval: April 23, 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 the Planning and Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.



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