

Please return to:

Skagit County Planning & Development Services



200712100028
Skagit County Auditor

12/10/2007 Page 1 of 4 8:50AM

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

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL07-0743

APPLICANT: JOSHUA W COUEY

ADDRESS: 1733 CASCADE VISTA
BURLINGTON, WA 98233-2138

PROJECT LOCATION: Located at 1733 Cascade Vista, Burlington, within a portion of Section 33, Township 35 North, Range 04 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction in setbacks for the construction of a 480 square foot (20' x 24') addition to an existing structure. The addition to the existing structure is proposed to be located approximately 15 feet off of the south (front) property line along Cascade Vista, approximately 23 feet off of the east (side) property line, and approximately 41 feet off of the west (side) property line. Skagit County Code (SCC) section 14.16.370(5)(a)(i) requires a minimum front setback of 20 feet for primary structures, 8 foot side yard setbacks on interior lots or a 20 foot side yard setback on street right-of-way, and a 10 foot setback off of the rear property line.

ASSESSOR'S ACCOUNT NUMBERS: 3874-000-003-0004

PROPERTY NUMBER: P64014

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Urban Reserve Residential 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 85 feet in width along the north and south property line, approximately 127.5 feet in depth along the east and west property line. The subject property is physically located on a minor access road, along the north side of Cascade Vista;
2. The proposed addition to the existing structure will not be able to meet the current front setback requirements due to the lot configuration (including the location of the drainfield). SCC Section 14.16.370(5)(a)(i) requires a 20 foot front setback, this is a 5 foot reduction request at the closest point;
3. A letter of completeness was issued on October 17, 2007 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on October 25, 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 November 9, 2007. No public comments were received in regard to this proposal;
4. The proposal was reviewed by Skagit County critical areas staff. Critical Areas staff indicated that a site visit was conducted and no critical area indicators were found within 200 feet of the project area. Critical areas staff approved the proposal without conditions;
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that the request to have the front setback reduced from 20 feet to 15 feet for the purpose of a living room addition is approved. Additionally, any further structure encroachment within the 20 foot setback will require additional review;
6. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot configuration, existing lot size, and the size of the existing lots in the immediate vicinity;
7. 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 permits for the proposed structure(s) 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(s) at time of application;
4. Prior to building permit approval the applicant shall demonstrate the site coverage percentages for the building(s) and access areas on site. Please itemize those percentages (structure vs. access). Please note the the maximum lot coverage in the URR zone is 35%;
5. Two (2) off-street parking spots shall be provided in addition to the existing residential parking prior to issuance of a certificate of occupancy. Additionally, per SCC 14.16.850(5) in no zoning district shall any portion of articles or vehicles be permitted to be stored in public rights-of-way. All vehicles placed in setbacks shall be currently licensed and registered;
6. Shall comply with SCC 14.16.800 Performance standards in relation to vibration, heat, glare & steam, electrical disturbance and noise;
7. ***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;***
8. All fees must be paid prior to final approval.

Prepared By:

Lori J. Wight
Lori J. Wight, Associate Planner

Reviewed By:

Brandon Black
Brandon Black, Senior Planner

Date of approval: November 13, 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

Reduction in setback request #PL07-0743



200712100028
Skagit County Auditor

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



200712100028

Skagit County Auditor

12/10/2007 Page 4 of 4 8:50AM