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Skagit County Planning and Development Services



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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 PL08-0647

APPLICANT: RANDAL & LISA SKILLMAN

ADDRESS: 16077 WEST DIVISION ST.
MT. VERNON, WA 98273

PROJECT LOCATION: Located at 16077 West Division St., Mount Vernon, within a portion of Section 23, Township 34 North, Range 3 East W.M., situated within Skagit County, Washington.

PROJECT DESCRIPTION: The applicant requests an Administrative reduction in setbacks off of the front setback from 35 feet to 21 feet for an addition to an existing residential structure. The structure is proposed to be located approximately 21 feet off of the south (front) property line along West Division St., approximately 17 feet off of west (side) property line, approximately 45 feet off of the east (side) property line, and approximately 140 feet off of the north (rear) property line. The existing structure is located approximately 118 feet off of the north (rear) property line, approximately 25 feet off of the east (side) property line, approximately 31 feet off of the west (side) property line, and approximately 40 feet off of the south (front) property line. The addition will extend approximately 19 feet from the front of the existing house. Skagit County Code (SCC) section 14.16.400(5) requires a minimum front setback of 35 feet for structures, an 8 foot side setback, and a 35 foot rear setback.

ASSESSOR'S ACCOUNT NUMBERS: 4038-002-005-0009

PROPERTY NUMBER: P70304

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Agricultural Natural Resource Land (Ag-NRL) zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted October 10, 2007 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 100 feet in width along the north and south property lines, and approximately 188 feet in depth along the west and east property lines. The subject property is physically located north of West Division St.
2. The proposed structure will not be able to meet the current front setback requirements due to the lots configuration. SCC Section 14.16.400(5) requires a 35 foot front setback; this is a 14 foot reduction request at the closest point.
3. A letter of completeness was issued on December 3, 2008 per SCC Section 14.06.100. A Notice of Development was published and posted on the property on January 1, 2009 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 January 16, 2009. No public comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that critical areas review was completed and approved with PL08-0564.
5. The proposal was reviewed by the Skagit County Public Works Department. Public Works indicated that they will support the reduction of the front setback to 21 feet for the proposed addition.
6. Staff finds that the proposed reduction in setback request is reasonable due to the existing lot configuration, and the configuration 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.

Reduction in setback request #PL08-0647




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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.***

Prepared By:


Michele Q. Szafran, Associate Planner

Reviewed By:


Brandon Black, Senior Planner – Team Supervisor

Date of approval: February 4, 2009

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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