

After recording return to
Skagit County Planning and Development Services



201110110087

Skagit County Auditor

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NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY PLANNING DIRECTOR

Applicant: Jeff and Jana Foushee

File No: PL11-0181

Request: Administrative Variance

Location: 4205 Eden's Road, Guemes Island, WA
Within a portion of the NW ¼ of Sec. 2, Twn 35, Rge. 1E.
W.M. P65137

Land Use Designation: Rural Intermediate

Summary of Proposal: Reduction of setbacks to increase the size of an existing residence that is non-conforming to the front yard setbacks.

Public Hearing: Not required per SCC 14.06.050(1)(a)(vii)

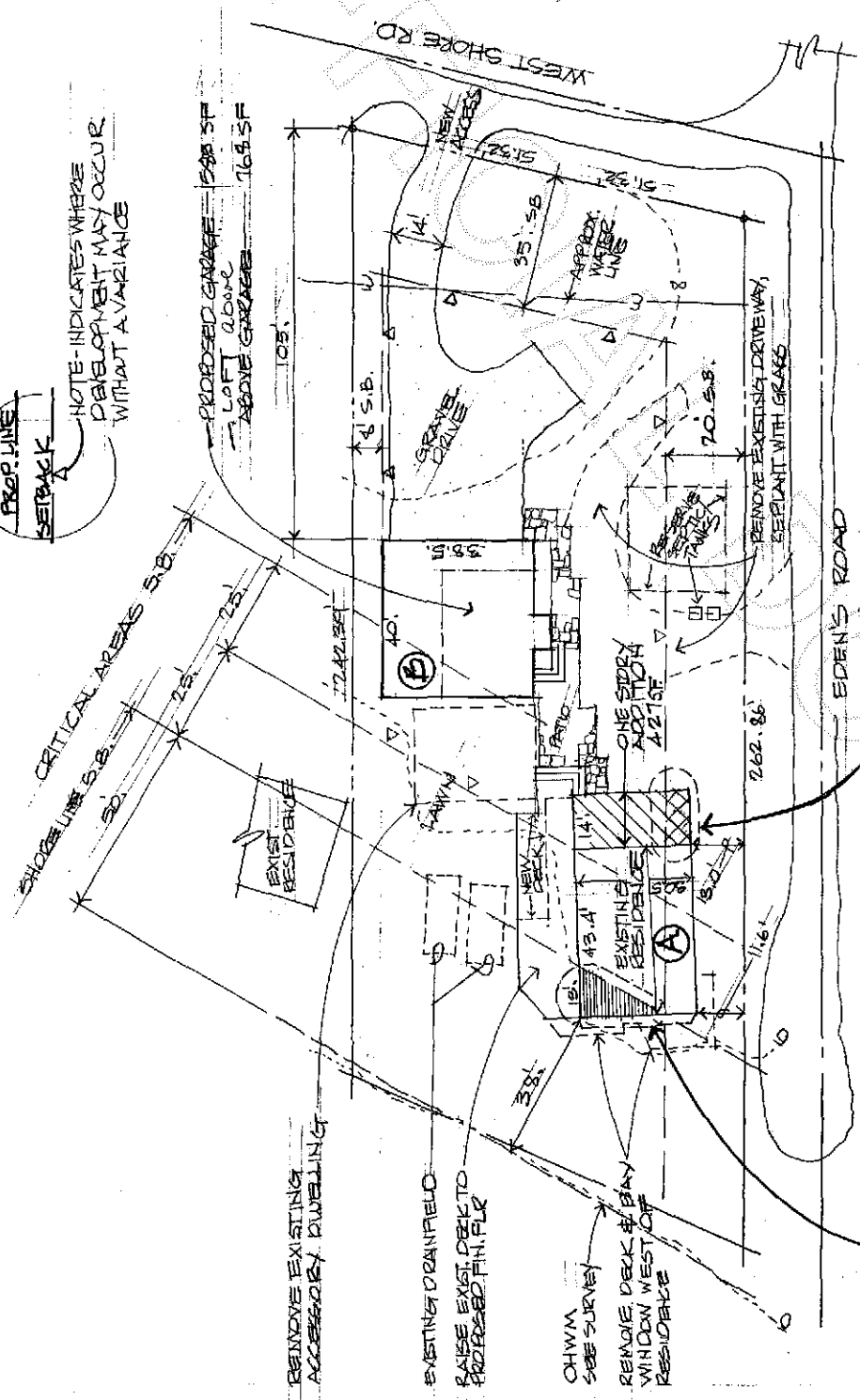
Decision/Date: The application is approved, subject to conditions, dated September 12, 2011.

Appeal: As provided in SCC 14.06.110(7), the decision may be appealed to Skagit County Hearing Examiner by filing a written notice of appeal with Planning and Development Services within 14 days after the date of the decision.

The entire decision can be obtained at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA.

PROPOSED SETBACK
 NOTE - INDICATES WHERE DEVELOPMENT MAY OCCUR WITHOUT A VARIANCE

LOT AREA RECAP	
EXISTING IMPERVIOUS	1344 SF
HOUSE	744 SF
EXIST ACCESSORY DWELLING	638 SF
EXIST CARPORT	2050 SF
DRIVEWAY	275 SF
PATIO	5051 SF
TOTAL EXISTING	5051 SF
AREA TO BE REMOVED	
EXIST ACCESSORY DWELLING	744 SF
EXIST CARPORT	638 SF
DRIVEWAY	2050 SF
PATIO	275 SF
REMOVE	3707 SF
NEW AREA	
RESIDENCE ADDITION	427 SF
GARAGE	1580 SF
DRIVEWAY	2500 SF
PATIO	920 SF
AREA ADDED	5127 SF
SUMMARY	
5051 SF - 3707 SF = 1344 SF	
1344 SF + 5127 SF = 6,471 SF TOTAL IMPERVIOUS	
6,471 SF - 5051 SF = 1,420 SF NEW IMPERVIOUS	



ADMINISTRATIVE SETBACK REDUCTION:
 CROSS-HATCHED PORTION (84 SF) OF THE ADDITION IS WITHIN THE PROPOSED 20 FT 'FRONT SIDE' YARD SETBACK. THE DRIVEWAY WILL BE MOVED TO WEST SHORE ROAD TO REDUCE THE CORNER LOT SETBACK FROM THE CURRENT 35 FT TO 20 FT

SHORELINE VARIANCE: REQUIRED FOR VOLUME INCREASE TO THE EXISTING DWELLING WITHIN THE 50 FT SHORELINE SETBACK. TRIANGULAR PORTION (SHADED) IS APPROXIMATELY 154 SF AND WILL REMAIN ONE STORY.

APPLICANT:
 SITE ADDRESS:
 ASSESSOR ACCT #:
 PROPERTY ID:

SITE PLAN 1"=30'

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JUN 10 2011
 COUNTY
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