



201303270021

Skagit County Auditor

3/27/2013 Page

1 of

5 9:58AM

Document Title: Accessory Dwelling Unit Covenant
& Certificate of Owner Occupancy

Reference Number: N/A

Grantor(s):

☐ additional grantor names on page ____

1. Kirsten H Koci

2.

Grantee(s):

☐ additional grantee names on page ____

1. Public

2.

Abbreviated legal description:

☐ full legal on page(s) ____

lots 506, Block 48, "Map of the City of Anacortes, Skagit
County, Washington," as per plat recorded in volume 2 of
plats, page 4, records of Skagit County, Washington.

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P55175

After recording, return to:

**ACCESSORY DWELLING UNIT COVENANT &
CERTIFICATE OF OWNER OCCUPANCY**

Property Owner: Kirsten H. Koci
Associated Reference Numbers: N/A
Property Address: 1011 19th Street
Assessors Parcel Number: P55175
Legal Description: LOTS 5 AND 6, BLOCK 48, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

I, the undersigned, have attained approval for an accessory dwelling unit (ADU) at the property address above, in accordance with the provisions of Chapter 17.10 (Accessory Dwelling Units) of the Anacortes Municipal Code. I certify that, as the owner of the subject property, I will occupy either the principal residence or the accessory dwelling unit as my permanent and principal residence.

I agree and understand that it is my responsibility to notify all future property owners or long term lessors of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling unit or the principal dwelling by the person to whom the accessory dwelling unit permit has been issued. Additionally, I will notify all prospective buyers of the limitations on use and maintenance of the ADU as stipulated in Anacortes Municipal Code (AMC) Sections 17.10.170 & 17.10.180 (Accessory Dwelling Units).

Finally, I agree that it is my responsibility to notify a prospective buyer of the limitations of the above-referenced AMC sections, and to provide for the removal of improvements added to convert the premises to an accessory dwelling unit and the restoration of the site to a single family dwelling in the event that any condition of approval is violated.



201303270021
Skagit County Auditor

P.1 of 2

Property Owner Signature: _____

Print Name: _____

Date: _____

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I certify that I know of or have satisfactory evidence that

KIRSTEN N. KOCI signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Notary's pressure seals must be smudged.

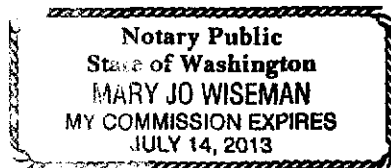
Dated: _____

Signature of Notary Public: _____

Residing at: _____

My Appointment Expires: _____

THIS DOCUMENT MUST BE RECORDED WITH THE SKAGIT COUNTY AUDITOR



P. 2 of 2



201303270021
Skagit County Auditor

3/27/2013 Page

3 of

5 9:58AM



**FINDINGS OF FACT,
CONCLUSIONS OF LAW
& DECISION**

Type: Accessory Dwelling Unit

Tax Account Number(s): P55175

Location: 1011 19th Street

Applicant/Owner: Kirsten Koci
1011 19th Street
Anacortes, WA 98221

Current Zoning: R4 & Commercial

2010 Comprehensive Plan
Land Use Designation: R4 & Commercial

Water/Sewer Provider: City of Anacortes

ADMINISTRATOR DECISION: APPROVE

APPROVAL DATE: May 8, 2012



A. FINDINGS OF FACT

1. Request

On April 19, 2012, Kirsten Koci submitted an application for an accessory dwelling unit (ADU) to be located at 1011 19th Street in an existing structure. The west half of the property is currently zoned R4 and the east half is zoned Commercial (C). The ADU is located on the west side of the property. According to the application materials, the proposed 756 SF ADU would be located within the existing single family structure. Off-street parking is provided in an existing driveway accessing from 19th Street and in a parking area accessing from the alley

2. Consistency with AMC Sections 17.10.170 & 17.10.180

The proposal has been reviewed for consistency with the regulations outlined in Anacortes Municipal Code (AMC) Sections 17.10.170 – *Accessory dwelling units* and 17.10.180 – *Procedure for accessory dwelling unit permits*. As conditioned, the proposal will comply with the applicable code provisions and requirements. A staff analysis describing compliance with applicable regulations was completed and is available in the project file located at the Planning, Community and Economic Development Department.

3. Consistency with 2010 Comprehensive Plan

The 2010 City of Anacortes Comprehensive Plan designates the project site as R4 and Commercial. The goals and policies outlined in the Comprehensive Plan are intended to provide guidance for both public and private decision makers in future growth and development of the City. Development goals and policies pertinent to the request are as follows:

Housing / Residential Goals 1(f), 1(g)

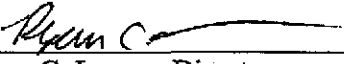
B. CONCLUSIONS OF LAW

1. If approved as conditioned below, the development is consistent with the 2010 Comprehensive Plan and meets the requirements and intent of the Anacortes Municipal Code.

C. DECISION

Based on the foregoing Findings of Fact and Conclusions of Law, the Zoning Administrator APPROVES the application for an accessory dwelling unit on May 8, 2012, subject to the following conditions:

1. A building permit application is required to be submitted by the applicant for review and approval by the Building Department and health/safety inspection performed.
2. Prior to building permit issuance, the property owner/applicant shall submit a copy of the Accessory Dwelling Unit Covenant and Certification of Owner Occupancy which has been recorded with the Skagit County Auditor.


Ryan C. Larsen, Director
Planning, Community & Economic Development Director

Appeals: Section 17.10.180 AMC – Any aggrieved party shall have five working days from date of the decision to appeal the decision of the administrator to the city council. The appeal shall be in writing and is to be filed with the city clerk.

