

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.

I agree and understand that it is my responsibility to notify all future property owners 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), and the conditions of approval in the Decision issued on May 28, 2013 by the City of Anacortes Planning Department (attached, and available at the City of Anacortes Planning Department - 904 6<sup>th</sup> St., Anacortes, WA 98221).

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.

**Grantor(s)/Property Owner(s):** Scott & Laura Dickman  
**Grantee:** Public  
**Associated Reference Numbers:** N/A  
**Property Address:** 413 37<sup>th</sup> St.  
**Abbreviated Legal Description:** LOT B OF SURVEY RECORDED AF#200506070001 BEING A PORTION OF BEALE'S MAPLE GROVE TO ANACORTES, BLOCK 32, LOT 1 THROUGH 10, LESS STATE ROUTE 20.  
**Assessors Parcel Number:** P123064

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

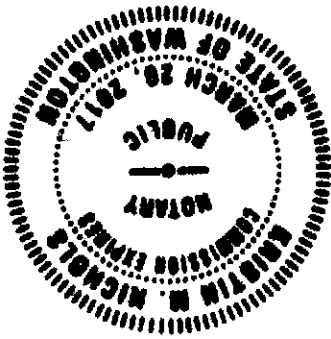
After recording, return to:

Skagit County Auditor  
9/12/2013 Page 2 of 4 1:54PM  
\$75.00  
201309120064

THIS DOCUMENT MUST BE RECORDED WITH THE SKAGIT COUNTY AUDITOR

My Appointment Expires: 3.2017  
Residing at: Thompson, WA  
Signature of Notary Public: [Signature]  
Dated: May 31st 2013  
Notary's pressure seals must be smudged.

I certify that I know of or have satisfactory evidence that Scott and Laura Dickman signed this instrument and acknowledged it to be ~~his~~ their free and voluntary act for the uses and purposes mentioned in this instrument.



STATE OF WASHINGTON)  
(COUNTY OF SKAGIT)

Print Name: SCOTT DICKMAN  
Date: May 31st, 2013  
Property Owner Signature: [Signature]  
Laura Dickman



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

Accessory Dwelling Unit

P123064

413 37<sup>th</sup> Street

Scott & Laura Dickman  
413 37<sup>th</sup> Street  
Anacortes, WA 98221

R2

R2

2012 Comprehensive Plan  
Land Use Designation:

Current Zoning:

Applicant/Owner:

Location:

Tax Account Number(s):

May 28, 2013

APPROVE

ADMINISTRATOR DECISION:

APPROVAL DATE:



## A. FINDINGS OF FACT

### 1. Request

On April 17, 2013 Scott & Laura Dickman submitted an application to convert the basement area of an existing single family residence to an accessory dwelling unit (ADU) at 413 37<sup>th</sup> Street. The property is currently zoned R2. Off-street parking is to be provided within an existing garage and east of the driveway/parking pad on the property.

### 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 2012 Comprehensive Plan

The 2012 City of Anacortes Comprehensive Plan designates the project site as R2 district. 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:

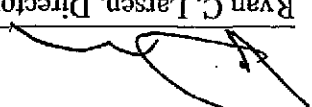
#### Housing / Residential Goals 1(f), 1(g)

1. The development is consistent with the 2012 Comprehensive Plan and meets the requirements and intent of the Anacortes Municipal Code, including AMC Sections 17.10.170 & 17.10.180.

## 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 28, 2013, subject to the following conditions:

1. Prior to use as an Accessory Dwelling Unit (ADU), the applicant shall submit a building permit application for the conversion and proposed alterations for review and approval by the Building Department. A final inspection and issuance of a certificate of occupancy shall be completed prior to use as an ADU.
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

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.



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