

Return Address:



201507100074

Skagit County Auditor

7/10/2015 Page

1 of

5 3:19PM

\$76.00

Document Title:

NOTICE: ACCESSORY DWELLING UNIT

Reference Number (if applicable):

Grantor(s):

☐ additional grantor names on page ____.

- 1) ANACORTES, CITY OF
- 2) _____

Grantee(s):

☐ additional grantor names on page ____.

- 1) DANA + JIM FISCHER
- 2) _____

Abbreviated Legal Description:

☐ full legal on page(s) ____.

LT13*14, BLK 2 MUNK'S QUEEN ANN
ANACORTES

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P58000



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

Type: Accessory Dwelling Unit

Tax Account Number(s): P58000

Location: 1616 12th Street

Applicant/Owner: Dana & Jim Fischer
1616 12th Street
Anacortes, WA 98221

Current Zoning: R3 Zone

2010 Comprehensive Plan
Land Use Designation: R3

Water/Sewer Provider: City of Anacortes

ADMINISTRATOR DECISION: **APPROVE**

APPROVAL DATE: June 22, 2015

A. FINDINGS OF FACT

1. Request

On June 1, 2015, Dana & Jim Fischer submitted an application for an accessory dwelling unit (ADU) to be located at 1616 12th Street in an existing 520 square foot garage. The property is currently zoned R3. The ADU is located adjacent to the alley. Off-street parking is provided in an existing driveway.

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)

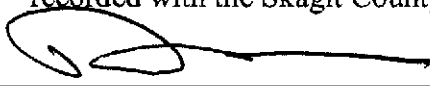
B. CONCLUSIONS OF LAW

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 **June 18, 2015**, 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.



Don Measamer, 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.

Affidavit of Ownership

State of Washington
County of Skagit

I Dana Marie Fischer, residing at 1616 12th St, Anacortes, Washington 98221, being of legal age, depose and say that:

Description Property

I am presently the owner of real property situated at 1616 12th St, Anacortes, Washington 98221 and legally described as: LOTS 13 AND 14, BLOCK 2, MUNK'S QUEEN ANN TO ANACORTES, RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Ownership

I acquired ownership of the above property by deed dated April 19, 2014, recorded in the SKAGIT County Clerk's Office on March 26, 2014, in Book _____ of Deeds at Page _____.

Possession

I personally took possession of the property from the date of purchase and I have remained in continuous open, peaceful and notorious possession of the Property since that date.

I have no knowledge of any facts which would indicate that my title or possession of the subject real property would be called into question or dispute.

To my knowledge, my title to the subject premises has never been disputed, rejected or questioned.

Lien and Encumbrances

No claim or action has been brought to my attention which questions my title or right to possession of the property and, to my knowledge, no actions are pending against me in any court.

There are no judgments against me which are unpaid in any court of Washington or of the U.S., and the subject premises are free from all liens and encumbrances.

No proceedings in bankruptcy have been brought by or against me in any court, nor have I made an assignment for the benefit of creditors, nor have I made any other type of creditor arrangements.

Purpose

This affidavit is being made Umpqua HELOC.

Oath or Affirmation

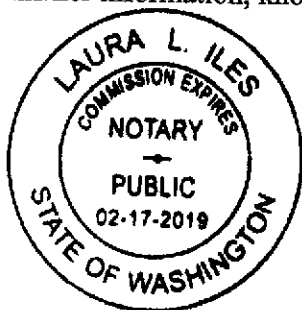
I certify under penalty of perjury under Washington law that I know the contents of this Affidavit signed by me and that the statements are true and correct.

Dana Marie Fischer
Dana Marie Fischer

04-20-2015
Date

STATE OF WASHINGTON, COUNTY OF SKAGIT, ss:

On this 30th day of April, 2015, before me personally appeared Dana Marie Fischer, to me known to be the person described in and who executed the foregoing Affidavit, and, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



Laura L. Iles
Notary Public
Notary
Title (and Rank)

My commission expires 2-17-19

Notary Address:

1400 Commercial Ave
Anacortes WA 98221