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Skagit County Auditor

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AFTER RECORDING RETURN TO:  
SKAGIT COUNTY HEARING EXAMINER  
1800 CONTINENTAL PLACE  
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON APPLICATION FOR:  
PL15-0027 SHORELINE SUBSTANTIAL DEVELOPMENT/VARIANCE  
PL15-0108 CRITICAL AREAS VARIANCE

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: TED BROWN

PARCEL NUMBERS: P62137

LEGAL DESCRIPTION: The subject property is located at 19163 West Big Lake Blvd,  
Mount Vernon, WA within the NW 1/4 of Section 7, Township 33 North, Range 5 East,  
W.M., Skagit County, Washington.

Permits Plus Receipt Dated: 1/29/2015

**NOTICE OF DECISION**

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**Applicant:** Ted Brown  
310 Lilac Lane  
Mount Vernon, WA 98273

**Contact:** Tina Mirabile  
1500A East College Way, Ste 506  
Mount Vernon, WA 98273

**Request:** Shoreline Substantial Development and Shoreline Variance Permit,  
PL15-0027  
Critical Areas Variance, PL15-0108

**Location:** 19163 West Big Lake Blvd within the Northwest quarter of Section 7,  
Township 33 North, Range 5 East, W.M., Skagit County, Washington  
Parcel: P62137

**Land Use Designations:** Zoning: Rural Village Residential  
Shorelines: Rural Residential

**Summary of Proposal:** Applicant proposes to remodel an unpermitted pole building into a single family residence, and remove an unpermitted previously constructed dock and construct a new dock.

**SEPA Compliance:** Mitigated Determination of Non-Significance issued on May 21, 2015.  
No appeals.

**Public Hearing:** November 18, 2015. Testimony by Staff and Applicant. PDS recommended approval.

**Decision/Date:** The application is approved subject to conditions. December 1, 2015.

**Reconsideration/Appeal:** Critical Areas: Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is to Board of County Commissioners by filing with PDS within 14 days of this decision or decision on reconsideration, if applicable.  
Shoreline: Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to Board of County Commissioners by filing with PDS within 5 days of this decision or decision on reconsideration, if applicable.

**Online Text:** The entire decision can be viewed at:  
[www.skagitcounty.net/hearing\\_examiner](http://www.skagitcounty.net/hearing_examiner)