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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:
PL16-0075 SHORELINE VARIANCE and
PL16-0076 CRITICAL AREAS VARIANCE

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: JOANN HARKE

PARCEL NOS: P47037

LOCATION: 11561 Blue Heron Road, within the SE 1/4 of Section 25, Township 36
North, Range 2 East, W.M., Skagit County, Washington.

Permits Plus Receipts Dated: 2/26/2016

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

- Applicant:** JoAnn Harke
4416 – 240th Place SE
Bothell, WA 98021
- Consultant:** Graham-Bunting Associates
3643 Legg Road
Bow, WA 98232
- Request:** Shoreline Variance, PL16-0075
Critical Areas Variance, PL16-0076
- Location:** 11561 Blue Heron Road on Samish Island. The parcel is located within the SE1/4 Sec. 25, T36N, R2E, W.M.
- Land Use Designations:** Zoning – Rural Intermediate; Shorelines – Rural Residential
- Summary of Proposal:** To construct a replacement single family residence, located the same distance from the Ordinary High Water Mark (OHWM) as the existing cabin. The proposed patio will be farther from the OHWM than the existing deck. In addition to the original cabin, a detached garage and a concrete boat launch will be removed. The rock bulkhead and the existing septic system will remain.
- SEPA Compliance:** Exempt
- Public Hearing:** July 27, 2016. Testimony by Staff and Applicant’s consultant. No public testimony. Planning and Development Services (PDS) recommended approval.
- Decision:** The application is approved, subject to conditions.
- Reconsideration/Appeal:** Shorelines: Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to County Commissioners by filing with PDS within 5 days of this decision or decision on reconsideration, if applicable.
Critical Areas: Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is to County Commissioners by filing with PDS within 14 days of this decision or decision on reconsideration, if applicable.
- Online Test:** The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer