



201612120123

Document Title: FINDINGS OF FACT CITY OF ANACORTES

Reference Number:

Grantor(s):  additional grantor names on page \_\_\_

1. CHARLIE ASH

2.

Grantee(s):  additional grantee names on page \_\_\_

1. CHARLIE ASH

2.


Abbreviated legal description:  full legal on page(s) \_\_\_

LOT 4 BLA No 2014-0001 AF# 201402130045

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_

P56192

I, CHARLIE ASH, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed  Dated 12/12/16

UNOFFICIAL DOCUMENT

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**Planning, Community, & Economic Development Dept.**

Permit Center

P.O. Box 547, Anacortes, WA 98221-0547 PH (360) 293-1901 FAX (360) 293-1938

Don Measamer, Director of Planning, Community and Economic Development



Findings of Fact, Conclusions of Law, & Decision

Type	Accessory Dwelling Unit
Parcel #	P56192
Location	1109 D Avenue
Applicant/Owner	Charlie Ash
Zoning & Comp Plan Designation	R3, Residential Medium Density District
Water/Sewer Provider	City of Anacortes
Administrator Decision	Approve
Approval Date	November 7, 2016

Land Title and Escrow  
Accommodation  
# MA-60054

This notice is being mailed to property owners within 300-feet of the property site in order to provide notice of the decision consistent with the Anacortes Municipal Code.

## A. Findings of Fact

On September 23, 2016, Charlie Ash submitted an application to establish an accessory dwelling unit (ADU) at 1109 D Avenue within the new primary residence. The living area is approximately 625 square feet and the property is currently zoned R3. The additional off-street parking space is provided in an existing driveway.

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.

## B. Decision

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

1. Prior to occupancy, 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

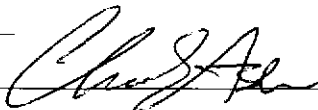
Any aggrieved party shall have five working days from the date of the decision to appeal the decision of the administrator to the City Council per AMC 17.10.180. The appeal shall be in writing and is to be filed with the city clerk.

**ADU DESIGN & USE REQUIREMENTS (AMC § 17.10.170):**

1. An existing single-family residence shall not have more than one Accessory Dwelling Unit. These units shall not be condominiumized.
2. One of the dwelling units shall be owner occupied by the property's permanent and principal residence.
3. The habitable floor area of the Accessory Dwelling Unit shall not exceed 900 hundred square feet in area.
4. A minimum of three (3) off-street parking spaces shall be provided for both the principal and accessory dwelling units.
5. The appearance and character of the dwelling shall be maintained when viewed from the surrounding neighborhood. Only one entrance to the residential structure may be located on any street side of the structure, provided that this limitation shall not affect the eligibility of a residential structure which has more than one entrance on the front or street side.
6. A permit for an Accessory Dwelling Unit shall not be transferable to any lot other than that described in the application.
7. The total number of persons who may occupy the principal and accessory dwelling units combined shall not exceed the number of persons that are defined by this Title 17 of Anacortes Municipal Code as a "family."

I, CHARLES E. ASH, declare that pursuant to Anacortes Municipal Code § 17.10.170, I am the landowner of tax parcel # P5619Z located at 1109 D AVE. and that I am making application to create an Accessory Dwelling Unit that will be in compliance with Anacortes Municipal Code regulations stated above and listed in AMC 17.10.170. I hereby certify that the information on this application is true and correct and that the applicable requirements of the City of Anacortes will be met. As property owner(s), I declare that I will notify any prospective purchaser of the occupancy limitations of the Accessory Dwelling Unit as regulated by Anacortes Municipal Code. Furthermore, if any of the provisions of Anacortes Municipal Code 17.10.170 are violated, it is acknowledged that this is cause of the removal of the Accessory Dwelling Unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.

Executed at ANACORTES, Washington this 2ND th day of DECEMBER 2016

  
Declarant

N/A  
Declarant

**ACKNOWLEDGEMENT**

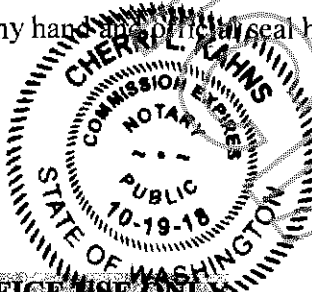
STATE OF WASHINGTON )

) ss.

COUNTY OF SKAGIT

On this 2nd day of December, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Charles E. Ash, to be known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Cherril Kahms

Notary Public in and for the State of Washington,  
residing at Mount Vernon

Expires 10-19-18

FOR OFFICE USE ONLY

APPROVED:	<input checked="" type="checkbox"/>	Print Name: <u>Don Measamer</u>
DENIED:	<input type="checkbox"/>	Signature: <del>_____</del> Date: <u>11/30/16</u>

UNRECORDED DOCUMENT