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Skagit County Auditor  
12/20/2016 Page

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

DOCUMENT TITLE: ORDER on CRITICAL AREAS VARIANCE PL16-0337

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: LARRY ERRTHUM

PARCEL NO(S): P62922

LOCATION: 41608 South Shore Drive, Concrete, WA; Cape Horn on the Skagit Lot 23,  
Block B, within Section 12, Township 35 North, Range 7 East, W.M., Skagit County,  
Washington.

Permits Plus Receipt(s) Dated: 7/22/2016

## NOTICE OF DECISION

### BEFORE THE SKAGIT COUNTY HEARING EXAMINER

**Applicant:** Larry Errthum  
1122 North 77<sup>th</sup> Street  
Seattle, WA 98003

**Request:** Critical Areas Variance, PL16-0337

**Location:** 41608 South Shore Drive, Concrete; Cape Horn on the Skagit Lot 23, Block B, within Sec. 12, T35N, R7E, W.M. Parcel No: P62922

**Land Use Designations:** Comprehensive Plan: Rural Intermediate (RI)  
Shoreline: Rural Residential

**Summary of Proposal:** To reduce the 200 foot buffer from the Skagit River to approximately 80 feet to allow retention of an existing shop and living space within the current footprint; to convert the existing carport to a viewing platform. Additional second floor living space may be added.

**SEPA Compliance:** Exempt

**Public Hearing:** December 7, 2016. Testimony by Staff and Applicant. No public testimony.

**Decision/Date:** The application is approved, subject to conditions. December 20, 2016

**Reconsideration/Appeal:** Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is to the Board of 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](http://www.skagitcounty.net/hearingexaminer)