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Skagit County Auditor

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4/10/2018 Page

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1:45PM

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

DOCUMENT TITLE: ORDER on Critical Areas Variance, PL17-0526

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Robert and Priscilla McElhose

PARCEL NO(S): P66340

LOCATION: 34120 North Shore Drive, Lake, consisting of Lots 61, 62, and 63,
Block 1, Lake Cavanaugh Subdivision, Div. No. 1, except the
northwesterly 30 feet of Lot 61. Parcel No. P66340.

Permits Plus Receipt(s) Dated: 2/28/2017 and 04/05/2018

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Robert and Priscilla McElhose
34120 North Shore Drive
Mount Vernon, WA 98274

Request: Critical Areas Variance, PL17-0526

Location: 34120 North Shore Drive, Lake, consisting of Lots 61, 62, and 63, Block 1, Lake Cavanaugh Subdivision, Div. No. 1, except the northwesterly 30 feet of Lot 61. Parcel No. P66340.

Zoning: Rural Village Residential

Summary of Proposal: To reduce the stream buffer to 40 feet and shore setback to 62 feet in order to build an addition to an existing residence. The addition will be a 560 square-foot ground floor area which will include a bathroom, music/TV area, office space and storage space. The proposal includes installing a 6' by 20' pedestrian bridge across the stream.

SEPA Compliance: Exempt

Public Hearing: March 28, 2018. Testimony by Planning and Development Services (PDS) staff, and Robert McElhose, Applicant. No public Testimony.

Decision/Date: The application is approved, subject to conditions. April 6, 2018

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

Online Text: The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer