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Skagit County Auditor

AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
700 S. SECOND STREET, ROOM 100
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON SHORELINE VARIANCE PL18-0172 AND CRITICAL
AREAS VARIANCE PL17-0661

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: MICK NIJHER ON BEHALF OF KANWARDEEP NIJHER

PARCEL NO(S): P33502

LOCATION: 32907 SOUTH SHORE DRIVE ON LAKE CAVANAUGH. THE
PROPERTY IS LOCATED WITHIN NE1/4 SEC. 28, T33N, R6E W.M.
THE PARCEL NUMBER IS P66823.

Permits Plus Receipt(s) Dated: 08/02/2018 (BP18-0206)

NOTICE OF DECISION
BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Mick Nijher on behalf of Kanwardeep Nijher
2123 242nd Street SE
Bothell, WA 98021

Request: Shoreline Variance, PL18-0172
Critical Areas Variance, PL17-0661

Location: 32907 South Shore Drive on Lake Cavanaugh. The property is located within NE1/4 Sec. 28, T33N, R6E W.M. The parcel number is P66823.

Land Use Designations: Shoreline-- Rural Residential
Zoning-- Rural Village Residential

Summary of Proposal: To construct a replacement single family residence and detached garage at 56' 9" from the Ordinary High Water Mark (OHWM) of the lake, with the project covering 33.71% of the site. The critical areas shore setback is 100 feet. The Shoreline Master Program (SMP) shore setback is 80 feet. The SMP lot coverage limit is 30%.

SEPA Compliance: Exempt

Public Hearing: June 18, 2018. Testimony by Planning and Development (PDS) staff and the applicant. No public testimony.

Decision/Date: The application is approved, subject to conditions. Date June 27, 2018

Reconsideration/Appeal: Shorelines: Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to the 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 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