



201904240035

04/24/2019 02:31 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

Re-record AF 201903110075 to include an adjacent parcel

File Number: PL 19-0118 REVISED

Applicant Name: Tom Skinner

Property Owner Name: same _____

The Department hereby finds that Lot 6, Block 14, Haller's 2nd addition to the Town of Edison, recorded in Volume 2, Pg 87, February 14, 1890

Parcel Number: P72992, P72993; 4099-014-005-0000, 4099-014-006-0009; within a Ptn of the SW ¼ of Sec. 33, Twp 36, Rge 3. As a single unit of property. Approximately 0.4 acres

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.
- IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore **IS NOT** eligible for conveyance or development.

2. DEVELOPMENT

IS the minimum lot size required for the _____ zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the Rural Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore **IS** eligible to be considered for development permits.

IS NOT the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Haw Boeder
See Attached Map

Revised Approval Date:
Date: 4/23/2019



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

April 23, 2019

Mr. Tom Skinner
14118 McTaggart Ave.
Bow, WA 98232

RE: Lot Certification PL19-0118
Parcel: P72993

Dear Tom:

As you are aware Lot Certification PL19-0118 was issued to facilitate replacement of a garage/shop building to replace a building that was destroyed. The issuance of the Lot Certification was not to facilitate the location of a new primary single family residence.

The current zoning of the subject property is Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one acre with public water and on-site sewage disposal or 2.5 acres with on-site water (well). Although the specific legal descriptions associated with each "Parcel Number" may be considered a "lot of record" in accordance with SCC 14.16.850(4)(c), Parcel P72993 is not eligible for construction of a primary individual single family residence due to being in contiguous ownership with Parcel P72992. In accordance with Skagit County Code 14.16.310, it would be possible to construct an accessory dwelling unit at a maximum of 900 sq. ft. The accessory dwelling unit living space could be within the proposed accessory building.

This letter will serve as notice that Lot Certification PL19-0118 is being revised and re-recorded to reflect Parcels P72993 and P72992 as a single unit of property. This is in accordance with Skagit County Code 14.16.850(4)(c).

If you have any questions, please feel free to contact this office.

Sincerely,

Grace Roeder, Senior Planner
Skagit County Planning & Development Services

Telephone: (360) 416-1332
E-mail: gracer@co.skagit.wa.us
Enclosure