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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: Shoreline Variance, PL20-0522  
Critical Areas Variance, PL20-0523  
Zoning Variance, PL20-0524

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Justin and Aly Huerter

PARCEL NO(S): P64438, P29985

LOCATION: 17184 Lake View Boulevard on Big Lake, within NW1/4 Sec. 36,  
T34N, R4E, W.M.

Permits Plus Receipt(s) Dated: 12/14/2021 under PL20-0522

**BEFORE THE HEARING EXAMINER FOR SKAGIT COUNTY**

**Applicant:** Justin and Aly Huerter  
17446 Mallard Cove Lane  
Mount Vernon, WA 98274

**Request:** Shoreline Variance, PL20-0522  
Critical Areas Variance, PL20-0523  
Zoning Variance, PL20-0524

**Location:** 17184 Lake View Boulevard on Big Lake, within NW1/4 Sec. 36,  
T34N, R4E, W.M. Parcel Nos: P64438, P29985

**Land Use Designations:** Shorelines: Rural Residential  
Zoning: Rural Village Residential

**Summary of Proposal:** To increase the footprint of an existing lakeside residence by 600 square feet, bringing the total living space to 2526 square feet. The home will not be extended further toward the lake but will encroach on the north side setback and extend landward to 15 feet from the County right-of-way.

**Public Hearing:** July 28, 2021. Testimony by Planning and Development Services (PDS) staff, Public Works staff and Applicant. Two members of the public testified.

**Decision/Date:** The application is approved, subject to conditions.  
August 18, 2021

**Reconsideration/Appeal:** Shorelines: Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to the Board of County Commissioners by filing with PDS within 5 days of this decision, or decision on reconsideration if applicable.  
Zoning: 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 10 days of this decision, or decision on reconsideration if applicable.