

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, July 10, 2013** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter, for the purpose of determining the following:

A. **Critical Areas Variance Modification PL13-0123** by Michael and Karen Ball to modify previously approved Critical Areas Variance PL98-0220. The original variance approved a reduction of the standard 200 foot buffer on the Cascade River to 50 feet for construction of a 34' x 24' single family residence with a 12' x 12' deck and a 4' x 12' covered porch. The original project also included a 24' x 24' detached garage located landward of the proposed home. The owners are now requesting the variance be modified to allow for a 34' x 30' single family residence with a slightly larger deck and 32' x 26' detached garage with an accessory dwelling unit on the second floor. The proposed project is located at 64282 East Cascade Drive in Cascade River Park, near Marblemount. The subject site is within a portion of the NW ¼ of Section 14, Township 35 N, Range 11 E, W.M., Skagit County WA. Parcel P63680. Staff Contact: Leah Forbes

B. **Administrative Reduction in Zoning Setback PL13-0031**
Critical Areas Variance PL13-0036
Shoreline Variance PL13-0037

These applications, submitted by Warren Otteson on behalf of Blue Coastal Holdings, Inc., are requesting a reduction in the front setback off of the North Shore Drive right-of-way/easement from 35 feet to 1 foot, a reduction of the standard lake shoreline setback of 100 feet to 20 feet and a reduction of the shoreline setback from 50 feet to 20 feet from the ordinary high water mark. These reductions are requested to accommodate construction of a replacement single family residence. The proposed project is located at 35018 North Shore Drive, adjacent to Lake Cavanaugh. The subject site is within a portion of Section 25, Township 33 North, Range 6 East, W.M., Skagit County, WA. Parcels P66454, P66452, P66430, and P66429. Staff Contact: Leah Forbes

Your views for or against the requests are invited either by attendance, representation or letter. Comments and/or facsimiles must be received by this office no later than 4:30 p.m. **Tuesday, July 9, 2013** or be presented at the public hearing. Email correspondence will not be accepted however comments may be submitted with the PDS website under the current legal notices tab.