

SKAGIT COUNTY PLANNING AND PERMIT CENTER
NOTICE OF DECISION
File # PL02-0341

Notice is hereby given that on August 6, 2002, the Skagit County Planning and Permit Center issued a decision regarding application No. PL02-0341 filed by Daniel Ballard pursuant to Skagit County Code 14.16.810(4) Reduction of setbacks and the setback requirements of the Rural Intermediate zoning designation pursuant to SCC 14.16.310(5)(a)(i). The Planning and Permit Center approved the request to reduce the front setback from 25 feet to 12.5 feet to allow for the construction of minor additions to an existing home. The front setback is from Jura Drive, a private 12 foot wide access easement. This private access is needed due to steep slopes on the property. In addition, the northern side of the property abuts an un-opened public right-of-way. Until vacated, this circumstance would require that the front setbacks requirements referenced earlier be met under SCC 14.04 Definitions. This Notice of Decision also includes a reduction in this setback requirement from 25 feet to 8 feet. This setback will be met through removal of concrete patio areas. The eight foot limitation represents the normal sideyard requirement

This action will allow for the potential expansion of the structure that is currently nonconforming to setbacks. Additional development permits will be required under the Skagit County Management Master Program prior to issuance of any building permit.

The subject parcel is located within a Rural Intermediate zoning designation. The proposed project is located at 14313 Jura Drive Anacortes, WA. within a portion of Section 17, Township 34 North, Range 2 East, W.M., Skagit County, Washington. It is identified as P73620.

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7)-(14). Every appeal to the Hearing Examiner shall be filed with the Planning & Permit Center within fourteen (14) calendar days after the date of the decision of the matter being appealed and associated appeals fees must be paid to consider an appeal application complete.

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