

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT APPLICATION

File # PL16-0397 & PL16-0430

Notice is hereby given that on March 08, 2016 Mr. Jeffrey Stewart filed an application for a Shoreline Variance (PL16-0397) and a Critical Areas Variance (PL16-0430) to demolish the existing cabin on his property and replace with a new recreational home. The new residence will be constructed at the same location as the cabin with a slightly larger foot print (an additional 263 square feet) and a second story. The applicant is requesting a shoreline variance and critical areas variance to maintain the existing setback from the shoreline of 35.6 feet. This application was initially noticed on September 22nd, 2016. Since the initial notification the applicant has revised his proposal to include modifications to the existing shop onsite. The modification will include installing a concrete slab onsite and adding a second story. The western wall of the shop is located on the western property boundary. Therefore the new proposal will require the shoreline variance be expanded to include a side yard setback reduction to "0". The subject site is located within the Rural Intermediate zoning/comprehensive plan designated area.

The site is located at 4849 Mercer Road, on the north side of Samish Island, within a portion of the southeast quarter of Section 26, Township 36 North, Range 2 East, Skagit County, WA (Parcel P47131).

A completed application, site plan and all pertinent information are on file at Skagit County Planning & Development Services. This information is available to the public on request. A public hearing before the Skagit County Hearing Examiner is required for this project.

Any person desiring to express his or her views or be notified of the action taken on this application should notify John Cooper, Senior Planner, in writing of his or her interest within thirty (30) days of the date of publication of this notice which is February 2, 2017. **The file can be viewed at the Planning and Development Services office. Mailed written comments must be received by 4:30 p.m. March 6, 2017.** *Skagit County accepts comments online only through the form at www.skagitcounty.net/pdscomments.*

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Mailed to Applicant: January 26, 2017
Transmitted to Skagit Valley Herald: January 31, 2017.
Please publish: February 2 & 9, 2017.

cc: WSDOE, WSDFW, WSDNR, NWCAA, SCPW, SC Fire marshal, Skagit River System
Coop, DAHP, Applicant
Stewart.johnc.02.10.17