

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION**

File # PL16-0397, PL16-0430 & PL17-0247

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 larger two story residence. This application was initially noticed on September 22, 2016 and again on February 2, 2017. Since the initial notification the applicant has revised his proposal to expand the residence, move the structure 5 feet closer to the shoreline, and modify the existing shop building by installing a concrete slab and adding a second story. The applicant is requesting a shoreline variance and critical areas variance to reduce the shoreline setback to 30 feet, to reduce the western side yard setback to 1 foot, and to reduce the eastern side yard setback to 3.9 feet. Due to the access location on the western boundary of the parcel, the western property line is recognized as the front of the parcel. Accordingly Mr. Stewart filed a zoning variance (PL17-0247) on May 10, 2017 to reduce the front yard setback for the shop from 35 feet to 1 foot, reduce the front yard setback for the residence from 25 feet to 18.5 feet and reduce the rear setback for the residence from 25 feet to 3.9 feet.

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 June 1, 2017. **The file can be viewed at the Planning and Development Services office. Mailed written comments must be received by 4:30 p.m. July 7, 2017.**

(Skagit County accepts comments online only through the form at www.skagitcounty.net/pdscomments.)

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Mailed to Applicant: May 25, 2017
Transmitted to Skagit Valley Herald: May 30, 2017.
Please publish: June 1 & 8, 2017.

cc: WDOE, WDFW, WDAHP, Skagit County Public Works, Skagit County Fire Marshal, Skagit River System Coop, Samish Indian Nation Tribal Council, Upper Skagit Tribal Council, DAHP, Applicant
Stewart.johnc.06.09.17