

## **NOTICE OF DECISION**

### **Critical Areas Variance PL17-0239 Zoning Variance PL17-0240 Shoreline Variance PL17-0241 for Norman Nelson**

On October 3, 2017, the Skagit County Hearing Examiner approved, with conditions, a critical areas variance, zoning variance, and a shoreline variance application for the replacement of a single-family residence. The replacement home will be located about 25 feet from the ordinary high water mark (OHWM) of Samish Bay and will include a roof overhang that will extend to 19 feet from the OHWM. The structure will be five feet from the site property lines and developed area onsite will be 44%.

On November 9, 2017, the Department of Ecology issued its decision on the shoreline variance application for the replacement residence. Additional conditions are included in the Ecology decision. A copy of that decision can be obtained from the Skagit County Department of Planning and Development Services.

This decision may be appealed to the Shoreline Hearings Board within 21 days of the date of the Ecology decision. Appeals must be filed in accordance with the provisions of WAC 461-08.

Applicant: Norman Nelson

The proposed project is located at 11513 Blue Heron Road, Bow, Washington, within the SW  $\frac{1}{4}$  of Section 25, Township 36 North, Range 2 East, W.M., Skagit County, Washington. P47034.

The Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

Leah Forbes, AICP  
Senior Planner  
Skagit County Planning and Development Services  
1800 Continental Place  
Mount Vernon, WA 98273  
(360) 416-1320

Transmitted to the Skagit Valley Herald on November 14, 2017.  
Please publish November 16, 2017.

Nelson.leahf.11.17.17