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, Skagit County Auditor

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Please return To:

Skagit County Planning and Permit Center

**SKAGIT COUNTY PLANNING AND PERMIT CENTER
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE DECISION PL01-0498

APPLICANT: NORM AND LAVINA BRYANT

ADDRESS: 9515 SAMISH ISLAND ROAD
BOW, WA 98232

PROJECT LOCATION: Located at 9515 Samish Island Road, Bow, within a portion of Section 27, Township 36 North, Range 2 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Decision to modify a non-conforming structure. The request is to alter a wall on an existing structure that does not currently meet the required setback. The proposal is to raise a wall from 6 feet in height to 8 feet in height and increase the peak of the roof by approximately 18 inches. This request is being made pursuant to SCC 14.16.810(4) to allow for the modification of a non-conforming structure that does not currently meet the required setbacks within a Rural Intermediate designated area as per SCC 14.16.300(5)(a).

ASSESSOR'S ACCOUNT NUMBER: 4147-007-007-0004

PROPERTY ID NUMBER: P75231

ZONING/ COMPREHENSIVE PLAN: Rural Intermediate (RI) as indicated in the Comprehensive Plan and associated Maps adopted July 24, 2000.

STAFF FINDINGS: Pursuant to 14.16.810(4), the Administrative Official may reduce the required front, side or rear setbacks where topography or critical areas or the lot's size and configuration impact the reasonable development of the property. To reduce the front or rear setback, the Administrative Official must determine that the public health, safety and welfare will be maintained. Consultation with the Public Works Department concerning traffic safety may be solicited during this analysis.

1. The subject property is approximately 16,500 square feet in size measuring approximately 110 feet in length along the east and west property lines and approximately 150 feet in width along the north and south property lines. The existing residential structure is approximately 4,000 square feet in size and the area of repair is approximately 635 square feet in size located along the southwest portion of the residence. The existing residence does not meet the current setback requirements within that designated zone. The property is situated on the northeast corner of the intersection of Wharf Street and Samish Island Road.
2. The applicant is proposing to modify a non-conforming structure. The request is to alter a wall on an existing structure that does not currently meet the required setback. The proposal is to raise a wall from 6 feet in height to 8 feet in height and increase the peak of the roof by approximately 18 inches.
3. A letter of completeness was issued on July 9, 2001. A Notice of Development was published and posted on the property on July 12, 2001. All property owners within 300 feet of the property were sent the Notice of Development. No comments were received in regard to this proposal.
4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that there were no critical areas identified within 200 feet of the proposed site. Critical Areas staff approved the proposal without conditions.
5. The application was routed to the Shoreline Administrator for Skagit County Planning and Permit Center. The Shoreline Administrator indicated that a Shoreline Exemption will need to be submitted with the building permit.
6. The application was reviewed by Skagit County Environmental Health and Water Resources. Environmental Health had no concerns with the proposal. Water Resources had no concerns with the proposal with the proof of water connection that has been provided.



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7. The proposal was reviewed by Public Works. Public Works had no concerns with the proposal.
8. Staff finds that the proposed modification to the non-conforming structure is reasonable to bring the structure into compliance with the Uniform Building Code.
9. Staff finds that the requested modification to the structure would not create any problems with regard to the maintenance of public health, safety or welfare. Additionally, no traffic safety concerns were identified with the proposal.

Decision:

The Director hereby approves the Administrative Decision to allow reasonable use of the property subject to the conditions and modifications listed below:

1. The applicant shall obtain all necessary permits.
2. A Shoreline Exemption will need to be submitted with the building permit.
3. The building permit for the proposed residential modification shall be issued in accordance with the approved administrative decision as requested.



Brandon Black, Associate Planner

Date of approval: August 6, 2001

Prepared by: BB

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). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Permit Center within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.



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