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Skagit County Auditor

3/7/2002 Page 1 of 3 10:59AM

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 PL02-0004

APPLICANT: LOWELL C. JACOBSON

ADDRESS: 24152 N. WESTVIEW ROAD
MOUNT VERNON, WA 98274

PROJECT LOCATION: Located at 24152 N. Westview Road, Mount Vernon, within a portion of Section 6, Township 35 North, Range 5 East, W.M., Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Decision request PL02-0004 for the reduction in the setback requirements. The project proposal is to construct a 336 square foot accessory structure on an 11,000 square foot parcel. The project proposal is to construct a 14 x 24 square foot garage and locate the structure approximately 3 feet off of the front property line, or approximately 21 feet off of the roadway.

ASSESSOR'S ACCOUNT NUMBER: 4135-041-008-0006

PROPERTY ID NUMBER: P74665

ZONING/ COMPREHENSIVE PLAN: The proposed project is located within a Rural Village Residential (RVR) zoning/Comprehensive Plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as 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 11,000 square feet in size located off of the west side of North Westview Road with a small portion of the parcel located on the east side of North Westview Road. The access to the site is off of North Westview Road. The subject property measures approximately 220 feet in length along the north and south property lines and approximately 50 feet in width along the east and west property lines. The existing 1,400 square foot residence is located approximately 43 feet off of the rear (west) property line along Big Lake, approximately 8 feet off of the side (north) property line, approximately 14 feet off of the side (south) property line, and approximately 118 feet off of the front (east) property line. There is an existing accessory structure (garage), approximately 528 square feet in size, located approximately 6 feet to the east of the existing residence. The parcel slopes upward to the east from the garage location, approximately 33 feet to the location of the proposed new accessory structure. There are existing trees and an existing propane tank located between the proposed garage and the existing garage. The existing residence is serviced water from a public water supply and utilizes the Big Lake sewer system.
2. The applicant is proposing to construct a 24' x 14' square foot accessory structure and locate the building to the east of the existing residence and existing garage, between the existing garage and the east property line. The 336 square foot structure is proposed to be located approximately 8 feet off of the side (north) property line, approximately 28 feet off of the side (south) property line, and approximately 3 feet off of the front (east) property line. This will place the structure approximately 21 feet to the west of the existing road surface of North Westview Road. The applicant is requesting the administrative variance for the construction of a 336 square foot structure not able to meet the required rear setback of 25 feet within the Rural Village Residential designated area. The parcel is located within a Rural Village Residential zoning/comprehensive plan designated area as per Skagit County Code Section 14.16. 300(5)(a) which states that the minimum setback requirement for accessory structures located on a minor access street is 25 feet off of the front property line.
3. A letter of completeness was issued on January 22, 2002. A Notice of Development was published and posted on the property on January 24, 2002. All property owners within 300 feet of the property were sent the Notice of Development. No comment letters were received for or against the proposal.



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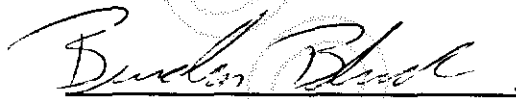
3/7/2002 Page 2 of 3 10:59AM

4. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that critical areas review had previously taken place with a building permit application (#BP98-0194). Critical Areas staff approved the proposal without conditions.
5. The proposal was reviewed by Public Works. Public Works had no comments or concerns with the proposal.
6. Staff finds that the proposed reduction in setbacks are reasonable due to the existing topography, the location of the existing utilities, the existing lot size, and the size of the existing lots in the immediate vicinity.
7. Staff finds that the requested setbacks 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. The building permit for the proposed accessory structure shall be issued in accordance with the approved reduction in setback as requested.



Brandon Black, Associate Planner
FOR
Tom Karsh, Director

Date of preliminary approval: February 20, 2002

Date of final approval: 3-6-02

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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