



# PLANNING & DEVELOPMENT SERVICES

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Administrative Coordinator



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Skagit County Auditor

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July 25, 2006

Applicant: Charles Scheid  
7917 NE 203<sup>RD</sup>  
Kenmore, WA 98028

Contact: David Hough  
17483 West Big Lake Blvd.  
Mount Vernon, WA 98274

RE: Administrative Decision Application PL05-0174

Dear Mr. Scheid:

Review and processing of Administrative Decision application, PL05-0174, has been completed by this department. Skagit County Code 14.16.810(4) states, *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.* Determination of compliance with the above criteria was found based on review of the application materials. The Administrative Official hereby approves a reduction in setbacks for the construction of a single family residence and garage, subject to the requirements noted below. The property parcel number is P66388 with a site address of 34208 North Shore Drive, Mount Vernon, WA.

*Lot 50 BL 2 Lake Calanough Div 1*

Due to the size and configuration of the subject property, in relation to the sloped topography on the north end of the parcel, a reduction in the front setback is necessary to locate a single family residence and garage on the property. The location of the structure on the property offers the applicant reasonable use of his property and will require a reduction of the front setback by 10' along North Shore Drive. This reduction will allow the applicant to avoid the need to relocate an existing septic tank and construct additional driveway access in an area of 18-20% slopes. Review of the proposal has concluded that public health safety and welfare will be maintained.

This approval for a reduction in setbacks will allow the construction of a single family residence and garage with a front setback of 25' off of North shore Drive as illustrated on the attached site plan (dated March 24, 2005). Prior to the approval of building permits associated with the construction of the garage and residence, the applicant will be required to submit an updated site plan that clearly shows the location of wells and all setbacks to property lines, septic lines, and septic locations. This site plan must be reviewed and approved by the Health Department prior to approval of the building permits. The applicant will be required to submit this letter and an updated site plan map with the associated building permits. All other setback requirements will be required to be met. Any work done within the County road right-of-way will require a permit from Public Works. All access permits from Public Works will be required. When applying for the access permit, the applicant should indicate lot corners on the site plan, identify the

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location of cross-sections on the site plan, and show the dimensions on cross-sections. As per SCC 14.16.870, a title notification shall be recorded on the property with the Skagit County Auditor prior to building permit approval.

*Please be advised that this approval for reduction of setback is based on a limited review specific to the criteria for this application (SCC 14.16.810 (4)). Other County requirements may alter your proposal and require revision to your plan to comply with all jurisdictional requirements for development.*

Sincerely,



Oscar Graham, Deputy Director of Planning  
And Development Services



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