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Skagit County Auditor

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AFTER RECORDING RETURN TO:
SKAGIT COUNTY HEARING EXAMINER
1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273

DOCUMENT TITLE: ORDER ON APPLICATIONS FOR:
PL14-0460 CRITICAL AREAS VARIANCE

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: JASON AND MARIA KITZMAN

PARCEL NUMBER: P50559

LEGAL DESCRIPTION: The subject property is located at 20654 Prairie Road, Sedro Woolley, WA; within the NE1/4 Sec. 33, T36N, R4E, W.M. Skagit County, Washington.

Permits Plus Receipts Dated: 10/29/2014

NOTICE OF DECISION

BEFORE THE SKAGIT COUNTY HEARING EXAMINER

Applicant: Jason and Maria Kitzman
20654 Prairie Road
Sedro Woolley, WA 98284

Request: Critical Areas Variance, PL14-0460

Location: 20654 Prairie Road, within the NE1/4 Sec. 33, T36N, R4E, W.M.
Parcel #P50559.

Land Use Designation: Rural Reserve

Summary of Proposal: To authorize replacement of a failing deck at a single family residence. The new deck (23' x 47') extends six feet farther north than the previous deck, includes a second story balcony and is covered. The deck is 57.6 feet from the Ordinary High Water Mark (OHWM) of the Samish River.

SEPA Compliance: Exempt

Public Hearing: July 8, 2015. Testimony by staff and applicant. No public testimony. Planning and Development Services (PDS) recommended approval.

Decision/Date: The application is approved, subject to conditions. July 23, 2015.

Reconsideration/Appeal: Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is the Board of County Commissioners by filing with PDS within 14 days of this decision or decision on reconsideration, if applicable.

Online Text: The entire decision can be viewed at:
[www.skagitcounty.net/hearing examiner](http://www.skagitcounty.net/hearing_examiner)