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Skagit County Auditor

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4/13/2018 Page

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

DOCUMENT TITLE: ORDER on Zoning Setback Variance, PL17-0247✓  
and Critical Areas Variance, PL16-0430

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Jeff Stewart

PARCEL NO(S): P47131

LOCATION: 4849 Mercer Road, Samish Island, within a portion of Gov't Lot 2.  
Sec. 26, T36N, R2E, W.M. Parcel No: 47131

Permits Plus Receipt(s) Dated: 05/15/2017 and 09/14/2016

## NOTICE OF DECISION

### BEFORE THE SKAGIT COUNTY HEARING EXAMINER

**Applicant:** Jeff Stewart  
3421 60<sup>th</sup> Ave. SW  
Seattle, WA 98116

**Requests:** Shoreline Variance, PL16-0397  
Critical Areas Variance, PL16-0430  
Zoning Setback Variance, PL17-0247

**Location:** 4849 Mercer Road, Samish Island, within a portion of Gov't Lot 2.  
Sec. 26, T36N, R2E, W.M. Parcel No: 47131

**Summary of Proposal:** To build a new single family residence on the footprint of an existing residence with small extensions east and west parallel to the seawall. The site is on level ground at the foot of a coastal bluff. The project includes a new shop/office to replace an existing shop, and a small platform at the top of the bank to support solar panels. A concrete retaining wall with tie-backs will be constructed at the base of the slope.

**SEPA Compliance:** Exempt

**Public Hearing:** February 28, 2018. Testimony by Planning and Development Services (PDS) staff and by applicant. No public testimony.

**Decision/ Date:** The application is approved, subject to conditions. March 13, 2018

**Reconsideration/Appeal:** Shorelines—Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to the County Commissioners by filing with PDS within 5 days of this decision or decision on reconsideration if applicable.  
Critical Areas, Zoning—Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is to the 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/hearingexaminer](http://www.skagitcounty.net/hearingexaminer)