



**202112070059**

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Skagit County Auditor

AFTER RECORDING RETURN TO:  
SKAGIT COUNTY HEARING EXAMINER  
700 S. SECOND STREET, ROOM 100  
MOUNT VERNON, WA 98273

DOCUMENT TITLE: Critical Areas Variance, PL20-0340 & Zoning Setback Variance,  
PL20-0530

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Crystal Scheer-Sidelinger

PARCEL NO(S): P49993 & P117318

LOCATION: 4868 Blank Road, within Lot 1 of Short Plat 94-007, located in  
aportion of S1/2 Sec. 25, T36N, R4E., W.M.

Permits Plus Receipt(s) Dated: 08/20/2020 for PL20-0340  
Assessed with PL20-0530

**NOTICE OF DECISION**

**BEFORE THE SKAGIT COUNTY HEARING EXAMINER**

**Applicant:** Crystal Scheer-Sidelinger  
933 N. Marshall Drive  
Camano Island, WA 98282

**Request:** Critical Areas Variance, PL20-0340  
Zoning Setback Variance, PL20-0530

**Location:** 4868 Blank Road, within Lot 1 of Short Plat 94-007,  
located in a portion of S1/2 Sec. 25, T36N, R4E., W.M.  
Parcel Nos: P49993, P117318.

**Zoning:** Agricultural-Natural Resource Lands (Ag-NRL)

**Summary of Proposal:** To obtain a Critical Areas Variance and a Zoning Variance to accommodate the construction of a single-family replacement residence with attached garage and a new septic drainfield. The new home will occupy the footprint of an existing mobile home and an area that consists primarily of periodically mowed grass.

**Public Hearing:** November 24, 2021. Testimony by Planning and Development Services (PDS) and by Applicant's representative, Ben Sidelinger.

**Decision/Date:** The application is approved, subject to conditions. December 2, 2021.

**Reconsideration/Appeal:** Reconsideration may be requested by filing with PDS within 10 days of this decision. Appeal is to 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/hearingexaminer](http://www.skagitcounty.net/hearingexaminer)