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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 PL21-0290, Zoning Variance PL21-0291 &
Shoreline Variance PL21-0292

HEARING OFFICER: SKAGIT COUNTY HEARING EXAMINER

APPLICANT: Ryan & Kelsey Huerter

PARCEL NO(S): P64436

LOCATION: Lake View Boulevard on the east side of Big Lake, within NW1/4
Sec. 36. T34N, R4E, W.M.

Permits Plus Receipt(s) Dated: 06/01/2021

NOTICE OF DECISION**BEFORE THE SKAGIT COUNTY HEARING EXAMNER**

Applicant: Ryan and Kelsey Huerter
17449 Mallard Cove Lane #B
Mount Vernon, WA 98274

Requests: Critical Areas Variance, PL21-0290
Zoning Variance, PL21-0291
Shoreline Variance, PL21-0292

Location: Lake View Boulevard on the east side of Big Lake, within NW1/4
Sec. 36. T34N, R4E, W.M.. Parcel No. P64436

Land Use Designation: Shorelines: Rural Residential
Zoning: Rural Village Residential

Summary of Proposal: To construct a new single-family residence on a vacant lakeside parcel. The house will contain approximately 2800 square feet with two-stories over a basement and include a two-car garage. The home will be 28'4" from the Ordinary High Water Mark of the lake and 15 feet from the edge of the road right-of-way.

Public Hearing: December 22, 2021. Testimony by Planning and Development Services (PDS) staff, Applicant and a witness for Applicant.

Decision/Date: The application is approved, subject to conditions. December 30, 2021

Reconsideration/Appeal: Zoning: 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.
Shorelines: Reconsideration may be requested by filing with PDS within 5 days of this decision. Appeal is to the Board of County Commissioners by filing with PDS within 5 days of this decision, or decision on reconsideration if applicable.

Online Text: The entire decision can be viewed at:
www.skagitcounty.net/hearingexaminer