

PUBLISHER: PLEASE INDENT EACH SEPARATE AGENDA ITEM

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Skagit County Hearing Examiner will hold a public hearing on **Wednesday, December 2, 2009** in the Board of County Commissioners Hearing Room, 1800 Continental Place, Mount Vernon, Washington, at the hour of **9:00 a.m.** or soon thereafter, for the purpose of determining whether the Hearing Examiner should approve, uphold or deny the following:

A. Shoreline Variance Request PL09-0061 for Ms. Sheila Boze. The proposed project entails the conversion of a existing residential structure into a garage and construction of 1435 square foot residence with a 1092 square foot deck. The applicant proposes that the new residence and deck will be located 54- feet landward of the Ordinary High Water Mark (OHWM). The proposal will increase the developed area on the subject site to 47 percent and the height of the structure to a maximum of 30 feet. The side yard setback is proposed as 3 feet from the eastern property line and 5 feet from the western property line. The location of the proposed structure is non-conforming under the Skagit County Shoreline Management Master Plan (SCSMMP) which requires 8-foot side yard setbacks and limits the developed area to 30%. Reducing the side yard setback and increasing the developed area is prohibited without the benefit of a Shoreline Variance. The subject site is located at 13233 Satterlee Road on the shoreline of Similk Bay, Anacortes, Washington. The proposed improvements are located within the Northeast quarter of Section 8, Township 34 North, Range 2 East, W.M., Skagit County, WA, P69261. Staff Contact: John Cooper

Your views for or against the requests are invited either by attendance, representation or letter. Comments and/or facsimiles must be received by this office no later than 4:30 p.m. **Tuesday, December 1, 2009** or be presented at the public hearing.

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