



City of Anacortes
904 6th Street
P.O.Box 547
Anacortes, WA 98221-0547

Permit #: BLD-2010-0316
Issue date: 08/13/2010
Expire date: 02/09/2012

Job Address: 1902 24TH ST
ANACORTES WA 98221-2404

Permit Type: Reroof Single Family Residence
Project:

APN: P57594

Remarks: Reroof residence with composition approximately 32 squares.

Owner: MARKEL G E

Contractor: MT. BAKER ROOFING

Address:

Address: 3950 HOME RD

BELLINGHAM WA 98226-9147

Phone:

Phone: (360) 293-5298

License #: MTBAKRI055ML

General Information:

Building Valuation 6630

Fees:

Building Permit Fee 112.50
State Building Code Fee 4.50

Total Calculated: 117.00
Deposits/Receipts: 0.00

Total Due: 117.00

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF OWNER OR AUTHORIZED AGENT

ISSUED BY

BUILDING PERMIT

CITY OF ANACORTES
 P.O. BOX 547
 ANACORTES, WA 98221
 (206) 293-1901

PERMIT NO.: **BLD93-0382**
 APPLIED: **08/26/93**
 ISSUED: **08/27/93**
 EXPIRES: **08/27/94**

SITE ADDRESS: **1902 24TH ST**
 ASSESSOR'S PARCEL NO.: **3798-000-063-0004**

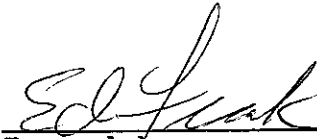
PROJECT DESCRIPTION: **Addition to Residence**

OWNER GENE MARKEL 1902 24TH STREET ANACORTES WA 98221 293-7267	CONTRACTOR BAKER CONSTRUCTION 1113 WHISTLE LAKE ROAD ANACORTES WA 98221 293-2462 BAKERC*235MD	LENDER
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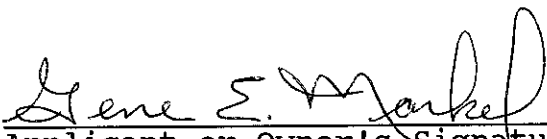
TYPE OF WORK.....: ADD	AREA (sf) -----	VALU...\$: 25000
TYPE OF USE.....: SF	LOT.....: 0	REQUIRED SETBACKS----
CENSUS CATEGORY.....: 434	1ST FLR.....: 0	FRONT.....: 0 ft
ZONING-----	2ND FLR.....: 0	SIDE.....: 0 ft
: RM :	BASEMENT.....: 0	REAR.....: 0 ft
OCCUPANCY GROUP-----	GAR/CARPORT...: 0	REQUIRED PARKING--
: R3 :? :? :? :	OTHER.....: 104	TOTAL.....: 0
TYPE OF CONSTRUCTION-----	NUMBER OF UNITS.....: 0	HANDICAPPED: 0
: 5N :? :? :? :	STORIES.....: 0	COMPACT.....: 0
OCCUPANT LOAD-----	BUILDING HEIGHT.: 0 ft	IMPRV SURF.: 0 sf
: 0 : 0 : 0 : 0 : 0 :		

FEES	NOTES
Code Amount---- By- Date---- Receipt	
PRMT \$ 170.50 EF 08/27/93 2050	
STBC \$ 4.50 EF 08/27/93 2050	
MISC \$ 10.83 EF 08/27/93 2051	
TOTAL \$ 185.83	

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and laws regulating activities covered by this permit.



 Issued by



 Applicant or Owner's Signature

24 Hour Notice Required For All Inspections

BOARD OF ADJUSTMENT
MINUTES - JUNE 3, 1993
REGULAR MEETING

Meeting called to order by Chair Diane Erholm at 7:00PM.

Members present: Diane Erholm, Brad Snyder, John Curtis, George Mehler

Staff present: Edwin Frank

Minutes of May 6, 1993 meeting were approved/passed (Erholm/Snyder).

Markel Variance (1902 24th St.)

Mr. Markel reviewed his request for rear-yard setback variance from 20 feet to 13 feet to construct a 12' X 22' addition on his residence; the addition will enlarge an existing bedroom and provide a study.

Mr. Markel outlined the present building coverage on the lot, indicating that alternate locations in the front yard or the side yard (along G Ave.) would not meet the intended interior purpose of the project. Also, a side-yard extension of the house to a 10-foot setback would contrast with adjacent homes set with a 20-foot front setback from G Avenue.

City Staff comments: Mr. Mansfield cited the matter of demonstrated hardship. Two adjacent property owners had no objections in written comment.

A motion to grant the requested setback variance was made (Mehler/Curtis) and passed with three ayes, one nay (Snyder). The majority reasoned that restricted lot space, intensified by a corner location, causes a hardship for the applicant in improving his living quarters; Mr. Snyder felt sufficient hardship was not demonstrated.

Bottemiller Variance (613 37th St.)

Mr. Bottemiller reviewed this request for rear-yard setback variance from 20 feet to one foot and side-yard setback from 5 feet to 3 feet for a major expansion of his residence. The addition will extend westward from the present house and incorporate an existing detached garage, with living quarters above the garage.

Mr. Bottemiller explained that the present house, constructed many years ago, is setback on the sloping lot to within one foot of the rear alley; the garage, somewhat forward on the lot, has a 3-foot side-yard setback. The garage structure will be torn down but the concrete foundation and wall can be incorporated in large part in the planned construction for a considerable cost savings. The roof line of the new building wing will mirror that of the present house; because of the sloping lot, the roof has minimal view obstruction for properties behind the residence.

There were no comments/objections from City Staff or adjacent property owners.

The Board explored various options to the request, with concern associated with the 3-foot side-yard setback (wall expense, impact on adjacent property, etc). Mr. Bottemiller stated that there would be significant expense in removing the present concrete work and repouring to a 5-foot setback.

A motion to grant the requested rear-yard and side-yard setback variances was made (Curtis/Snyder) and passed with all ayes. The Board recognized the financial concerns of the applicant in moving the concrete two feet.

Biddison Variance (2312 Vista Lane)

Mrs. Elo (representing the applicant) reviewed this request for side-yard setback variance from 5 feet to 4 feet to allow replacement of an existing carport with a new carport.

Mrs. Elo explained that the width of the present carport, along with the configuration of the driveway, makes it difficult to maneuver even a compact car in/out of the carport. The new structure will be wider and positioned better for this activity.

There were no comments/objections from City Staff; adjacent property owners and the Vista Too Homeowners Association had no objections.

A motion to grant the setback variance was made (Snyder/Curtis) and passed with all ayes. The Board noted that this situation with lots of inadequate width has been a common problem in the Vista Too development, reflecting oversights in the planning and approval stages of the project.

Wyatt Variance (214 V Ave.)

Mr. Wyatt reviewed this request for variance from the Underground Utilities Ordinance for an overhead drop across V Avenue to his new residence now under construction.

Mr. Wyatt stated that, in requesting a power hookup, he was advised by Puget Power that there was no route for underground service to the residence because of bedrock; undergrounding must have a 2-foot cover. Mr. Wyatt explained that he was unaware of the undergrounding requirement because the previous old building on the site had overhead service. Both sewer and water are undergrounded, presumably from an adjacent alley.

City Staff comments: Mr. Ford indicated that overheading may be justified; Mr. Pemberton noted that all newer homes in the Cap Sante area were able to underground utilities.

Following discussion, a motion to table the matter to a future Board meeting was made (Mehler/Snyder) with a request that Mr. Wyatt obtain detailed Engineering and cost information for alternative undergrounding routes (ie. from 3rd Street); motion passed with all ayes. This will enable the Board to evaluate "undue hardship" in this request as defined in Section 15.32.120 of the Underground Utilities Ordinance. A meeting was scheduled May 20, assuming Mr. Wyatt can obtain information by that time.

Nourse Variance (1220 22nd St.)

Dr. Nourse reviewed this request for variance from the Sign Ordinance for 1) front setback from 20 feet to zero feet and 2) sign area to approximately 54 sq.ft., for a sign to display the professional services centered in the Mountain View Medical Clinic.

The proposed sign is V-shaped, each side with a 25½ sq.ft. display area, and an apex of 3 sq.ft. area indicating the street address. The proposed sign location is within the 22nd Street right-of-way (ROW) requiring an Encroachment Agreement with the City; a setback variance to zero feet is necessary to act on the encroachment.

Dr. Nourse explained that the present Clinic sign is too small to display the number of services now housed in the Clinic and is also cumbersome and costly to alter with change in Clinic occupants. The Clinic parking area occupies the entire front area of the lot to the property line and is limited, thus the requested sign location rather than sacrificing several parking spaces to comply with the 20-foot setback requirement.

Discussion centered on 1) whether the V-shaped sign could be construed as single sign with front and back displays and 2) interpretation of the Sign Ordinance for the permitted sign area in this application (interpretations ranging from 16 to 32 sq.ft.).

A motion to grant the variances (Mehler) had no second. After further discussion, a motion to grant the setback and sign area variances as requested was made (Curtis/Mehler) and passed with three ayes, one nay (Snyder). Mr. Snyder felt the sign area request exceeded reasonable relaxation of the intent of the Sign Ordinance.

Kilpatrick Variance (2309 11th St.)

Mr. Kilpatrick re-presented this request for reduction in minimum lot size for two single family residences (RL Zone), one to 4500 sq.ft, the second to 6000 sq.ft, in a situation in which 3½ contiguous lots (30' X 100'), under single ownership, have an existing small residence on the 4500 sq.ft site with the remaining two lots vacant. The owner (Mr. Kilpatrick) proposes to build a single family residence on the latter. The Board had denied this request September 3, 1992.

To Mr. Snyder's inquiry "why again", Mr. Milner (representing the applicant) explained that they had expanded the hardship/justification position and clarified several matters prompted by review of discussions at the September 3 Board meeting. Mr. Milner reviewed information detailed in the current request, expanding on 1) the sequence and intent of the property purchases in question, 2) the high incidence of similar sub-standard (less the 7500 sq.ft.) occupied building lots in the area, and 3) the Board's favorable disposition of a previous apparently identical request (Gregory variance).

Comments from nearby property owners included: Written - supporting (Moen, Kiser), opposing (Jones, Mahoney); Verbal - supporting (Beirnes, Brown), of concern (Spalding). Opposition cited a potential negative impact on property values because of congestion and view obstruction.


There were no comments/objections from City Staff.

Mr. Kilpatrick explained that the vacant lots were purchased years ago anticipating his return to Anacortes for retirement. The location, next to his elderly mother, allows her independence yet, enables him the overview her activities. He plans to build a modest two-story residence in keeping with the neighborhood, not a view-obstructing Colossus.

Following lengthy discussion, a motion to grant the lot size variance as requested was made (Mehler/Erholm) but failed with two ayes (Mehler/Erholm), two nays (Curtis/Snyder). Each Board member weighed the testimony of special conditions of hardship presented by the applicant in arriving at a decision.

Meeting adjourned at 8:55PM.

Respectfully submitted, George Mehlner



RECORD OF FINDINGS AND DECISION OF BOARD OF ADJUSTMENT

DATE JUNE 3, 1993
APPLICANT GENE MARFEL ADDRESS 1902 24th ST
APPLICATION NUMBER _____

Description of application heard (variance, appeal, etc.)

VARIANCE - REAR-YARD SETBACK 20' TO 13'

Date application filed MAY 3, 1993
Date of hearing JUNE 3, 1993

DECISION

After review and hearing on the application in accordance with applicable provisions of the Zoning Ordinance the Board finds that: (findings)

RESTRICTED LOT SPACE ON CORNER LOCATION CAUSES
HARDSHIP FOR APPLICANT TO IMPROVE LIVING QUARTERS

In accordance with above findings the application is granted denied (circle one)
In granting the application the Board prescribes the following conditions which must be met:

Joseph Mehl
SECRETARY, BOARD OF ADJUSTMENT

CITY OF ANACORTES

BLDG. PLUMBING MECHANICAL

PERMIT NO. **4919**

Telephone 293-5173
ANACORTES, WASH.

DATE MARCH 21 1986

PERMISSION IS HEREBY GRANTED TO:

OWNER GENE MARKEC

STREET ADDRESS 1702-24TH

LOCATION WHERE WORK IS TO BE DONE

CONTRACTOR PATE INC.

TO ERECT INSTALL OR REPAIR

IN THE FOLLOWING MANNER: REDOOF E.C. COMPANY

PERMIT EXPIRES ONE YEAR FROM DATE ISSUED

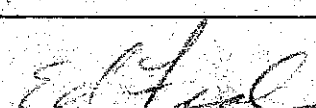
PLANS FOR CONSTRUCTION WERE NOT SUBMITTED
WERE

WORK TO BE DONE BY OWNER CONTRACTOR

RECEIPT OF FEES IS ACKNOWLEDGED AS FOLLOWS:

TYPE	APPROXIMATE VALUE OF WORK	PERMIT FEES
ISSUING		
BUILDING	3,000 00	30 00
GAS PIPING		
PLUMBING AND W.S.		
SEWER CONNECTION INSP.		
MECHANICAL		
PLAN CHECK FEE		
MISC. <u>57. Bldg. Fee</u>	<u>SURCHG</u>	1 50
TOTAL	3,000 00	31 50

LEGAL DESCRIPTION PL No 379R-000-063-0004


CITY INSPECTOR