



Planning Department  
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## **Notice of Decision - Short Plat #2020-053 and Zoning Variance #2020-052 Issued: October 21, 2020**

Notice is hereby given that on September 5, 2020 the Sedro-Woolley Hearing Examiner held a public hearing for Short Plat application #2020-053 and Zoning Variance application #2020-052, to subdivide an approximately .62 acre lot into three separate residential lots, and for zoning variances to reduce the lot width for two front lots and reduce the minimum lot size for one of the front lots to allow for a shared access easement, at 523 Ball Street in Sedro-Woolley. The Hearing Examiner **APPROVED** the **Ivarsen Holdings Short Plat and Zoning Variance** applications subject to the following conditions:

1. Provide a maintenance agreement for the shared driveway that serves Lots 2 and 3 to be reviewed and approved with the final plat.
2. Construct parking spaces that meet Sedro-Woolley development regulations on proposed Lots 1 and 2 before final short plat approval.

**Application:** Request to subdivide an approximately .62 acre property into three separate residential lots. There are two existing single family homes on the lot that will be on separate lots after the subdivision. The third proposed lot is a flag lot that will require an access easement over one of the front lots. Per Chapter 17.04 of the Sedro-Woolley Municipal Code (SWMC), easements for ingress and egress do not count toward lot area. The applicant requested a zoning variance for a reduction in lot width at building line for the two front lots and a reduction in minimum lot size for one of the front lots to allow for the shared access easement. More information is available at the Sedro-Woolley Planning Department, 325 Metcalf St., Sedro-Woolley, WA or by email at [kweir@ci.sedro-woolley.wa.us](mailto:kweir@ci.sedro-woolley.wa.us).

**Applicant:** Ivarsen Holdings, LLC, 754 Humphrey Place, Burlington, WA 98233

**Address:** 523 Ball Street, Sedro-Woolley, WA.

**Appeal Period:** Appeals of Hearing Examiner decisions shall be in accordance with Chapter 2.90 SWMC. The decision will be final unless an appeal to the city council is filed with the city clerk within fourteen days of the date of this decision. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.