

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT APPLICATION**

Administrative Setback Reduction & Critical Area Variance Applications For
Kevin Rogerson
File #**PL17-0079 & PL17-0080**

Notice is hereby given that on February 24, 2017 Kevin Rogerson filed for an Administrative Setback Reduction pursuant to Skagit County Code (SCC) 14.16.810(4) for the reduction of the standard 25 foot front yard zoning setback from the west side of Mallard Cove Lane down to 3 feet. The property owner has also filed for an Administrative Critical Areas Variance pursuant to SCC 14.24.140, for a reduction of the standard 100 foot Lake Critical Areas Buffer down to 50 feet. These variance requests will allow for the construction of an approximate 2,382 square foot (building footprint) residence, attached garage and deck. The proposed residence will replace an existing 639 square foot residence currently on site. The project is located at 17520 Mallard Cove Lane on parcel number P29877. The subject parcel is 0.36 acres in size and located within the Rural Village Residential (RVR) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016, and as thereafter amended. The application was determined complete for review purposes on March 23, 2017.

The project is located at 17520 Mallard Cove Lane, within a portion of Section 36, Township 34N, Range 04E W.M., situated within Skagit County, Washington. P29877

The complete Administrative Setback Reduction permit applications are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits may be required for this proposal from Skagit County Planning and Development Services.

Pursuant to the provisions of Skagit County Code Section 14.06.210, a decision on the application will be made within 120 days of the date the application was determined to be complete which was March 23, 2017. A public hearing is not required for Administrative Decisions.

Any person desiring to express his or her views or be notified of the action taken on this application should notify Annie Matsumoto-Grah, Associate Planner, in writing of his or her interest within fifteen days of the date of publication of this notice which is March 30, 2017. Failure to submit comments during the comment period could result in loss of right to appeal. Direct email comments will not be accepted however comments can be submitted via the Planning Department website under "current legal notices" tab (www.skagitcounty.net/pdscomments).

Written comments must be received by April 14, 2017.

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Transmitted to the Skagit Valley Herald- March 28, 2017
Please publish- March 30, 2017

