

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

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

Notice is hereby given that on June 16, 2017 Skagit County Planning & Development Services approved an Administrative Setback Reduction (PL17-0079) and an Administrative Critical Areas Variance (PL17-0080) pursuant to Skagit County Code (SCC) 14.16.810(4) and SCC 14.24.140 for applicant, Kevin Rogerson. The administrative setback reduction requested a reduction of the standard 25 foot front yard zoning setback from the west side of Mallard Cove Lane down to 3 feet and the Administrative Critical Areas Variance requested 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 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

Pursuant to Skagit County Code 14.06.200, the Notice of Decision shall be forwarded to parties of record, the applicant and other applicable parties of interest.

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services within 14 calendar days of the date of this decision pursuant to SCC 14.06.110.

Appeals must be received by July 6, 2017.

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