

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
NOTICE OF DEVELOPMENT
Administrative Setback Reduction Request
File # PL17-0201

Notice is hereby given that on April 20, 2017, Rob Mallicoat and Carol McCormick filed an Administrative Setback Reduction request (#PL17-0201) for the construction of an approximate 1,536 (48' x 32') square foot residence on approximately .17 acres not able to meet the required setbacks from the north, east, and west property lines per SCC 14.16.330(6)(b). The triangle shaped corner lot (Lot #43) requires a 25 foot setback from the west (primary front) property line, an 8 foot setback from the north (side) property line, and a 20 foot setback from the east (secondary front) property line. The applicant is proposing to remove the existing non-conforming structure and construct a new structure situated at 5 feet from the east property line along Sherman Street (approximately 11 feet from the driven chip seal road surface), 6 feet from the west property line at the closest point along Chilberg Ave (42 feet at the furthest point), and a 1 foot setback from the north property line after the completion of an 8 foot boundary line adjustment with Lot #44 to the north. The subject property is located within Swinomish Urban Growth Area within the Residential District (R) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. A letter of completeness was issued and the application was determined to be complete for review purposes on May 5, 2017.

The project is located at 16825 Chilberg Ave, LaConner, within a portion of Section 27, Township 34N, Range 2E W.M., situated within Skagit County, Washington. (P69649).

A completed Administrative Setback Reduction request, Critical Areas Checklist, site plan and other application materials are on file with Skagit County Planning and Development Services. This information is available to the public on request. Other governmental approvals or permits that will be needed for this proposal from Planning and Development Services include: Approved Building Permit.

A decision on the application will be made within 120 days of the date the application was determined to be complete, which was May 5, 2017, pursuant to SCC 14.06.210. A public hearing before the Skagit County Hearing Examiner is not required for this project.

Any person desiring to express his or her views or to be notified of the action taken on this application should notify Brandon Black in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is 5-11-17. Failure to respond within the comment period could result in loss of the right to appeal. The file can be viewed at Planning and Development Services which is located at the Continental Place address listed below.

Written comments must be received no later than 4:30 pm on: May 26, 2017.

Email correspondence *will not be accepted*, however comments may be submitted via the PDS website under the "current legal notices" tab. (www.skagitcounty.net/pdscomments)

Brandon Black, Senior Planner-Team Supervisor
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA. 98273
(360) 416-1326

Mailed to the applicant and Transmitted to the Skagit Valley Herald on May 9, 2017.

Please publish on: May 11, 2017

McCormick.brandonb.05.12.17