

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF
DEVELOPMENT APPLICATION
Administrative Setback Reduction Request
File # PL17-0163**

Notice is hereby given that on March 31, 2017, William Vervaart filed an Administrative Setback Reduction request (#PL17-0163) for the construction of a 1530 square foot addition to an existing accessory structure. The addition is not able to meet the required 25 foot setback from the rear property line. The request is to reduce the required rear setback from 25 feet to an 8 foot setback, a 17 foot reduction request. The subject property is 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. A letter of completeness was not issued and the application was determined to be complete for review purposes on April 25, 2017.

The project is located at 17235 Garden Ridge Lane, Mount Vernon, within a portion of Section 36, Township 34N, Range 4E W.M., situated within Skagit County, Washington. (P64394, P64395, and P64403).

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 April 25, 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 Allison Sanders in writing of his or her interest within Fifteen (15) days of the date of publication of this notice which is May 4, 2017. 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 19, 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)

Allison Sanders, Assistant Planner
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA. 98273 (360) 416-1331

Mailed to the applicant and Transmitted to the Skagit Valley Herald on May 2, 2017.

Please publish on: May 4, 2017

Vervaart.allisons.05.05.17