

SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES NOTICE OF DEVELOPMENT

Administrative Setback Reduction Request File # PL19-0647

Notice is hereby given that on November 15, 2019, Austin and Jamie Peckinpaugh filed an Administrative Setback Reduction request (#PL19-0647) for the construction of an approximate 750 square foot accessory structure including a ground floor garage with a second floor accessory dwelling unit (ADU). The proposed garage/ADU is not able to meet the standard twenty five foot rear setback (east property line). The request is to reduce the standard twenty five foot rear setback to one foot. The applicant is also proposing a future replacement single family residence after the garage/ADU is constructed. The future replacement single family residence is not able to meet the standard thirty five foot front setback (west property line). The request is to reduce the standard thirty five foot front setback to twenty feet. 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 and as thereafter amended. The application was determined to be complete for review purposes on December 13, 2019.

The project is located at 17239 Lake View Boulevard, Mount Vernon, within a portion of Section 36, Township 34N, Range 4E W.M., situated within Skagit County, Washington (P64406).

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 complete, which was December 13, 2019, 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 2-27-20. 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: March 13, 2020.

Email correspondence will not be accepted, however comments may be submitted via the PDS website through the form at www.skagitcounty.net/pdscomments.

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

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