

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

**For**

Christian and Jennifer Bertrand

Administrative Setback Reduction Modification Application File #PL23-0104  
of previously approved File #PL05-0639

Notice is hereby given that on May 12, 2023, Skagit County Planning and Development Services approved the Administrative Setback Reduction request (#PL23-0104) submitted by Jim Kester, on behalf of Christian and Jennifer Bertrand, to reduce the front (southwest property line) setback of 79' previously approved with PL05-0369 to 28' in order to construct an 1,188 square foot detached garage. This approval also recognizes the correct location of the existing residence which is 75'2" from the front property line, 41'7" from the side (east) property line and 62'4" from the rear property line per the recent survey dated June 14, 2022. The proposed project is located within the Secondary Forest – Natural Resource Lands (SF-NRL) zoning/comprehensive plan designated area as indicated in the Skagit County Comprehensive Plan and associated maps adopted July 5, 2016. The property is located at 25833 Lake Cavanaugh Rd, Mount Vernon, within a portion of Section 17, Township 33N, Range 5E W.M., situated within Skagit County, Washington (P123140 and P181101).

**Applicant:** Christian and Jennifer Bertrand, 25833 Lake Cavanaugh Rd, Mount Vernon, WA.

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 to the Hearing Examiner pursuant to the provisions of Section 14.06. Standing to bring an appeal shall be limited to aggrieved parties. Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services Department within 14 calendar days of the date of the Decision.

Transmitted to the Skagit Valley Herald:	May 16, 2023
Please publish:	May 18, 2023
Appeals must be submitted by:	May 26, 2023

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