

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

Revision to an Administrative Setback Reduction Request , File # **PL23-0510**

Notice is hereby given that on February 14, 2024, Joseph Martin filed an amendment requesta revision to an approved Administrative Setback Reduction (#PL23-0510) to reduce the side setbacks, on both the north and south sides of the property, from eight (8) feet to zero (0) feet, a total reduction of eight (8) feet, for the construction of a post and beam stairs with a balcony/deck that will serve as an entrance to the single-family residence. The previously approved administrative variance issued January 29, 2024, authorized the reduction of setbacks, within the same location, on both the north and south sides of the property, from eight (8) feet to zero (0) feet, a total reduction of eight (8) feet, for construction of a retaining wall greater than four (4) feet in height. 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 issued and the application was determined to be complete on February 14, 2024.

The project is located at 17854 Gem Lane, Mount Vernon, within a portion of Section 36, Township 34N, Range 4E W.M., situated within Skagit County, Washington. (P29889).

A completed Administrative Setback Reduction request, 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 required for this proposal from Skagit County 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 compete, which was February 14, 2024. A public hearing before the Skagit County Hearing Examiner is not required for this project. Any person desiring to express his, her, or their views or to be notified of the action taken on this application should notify Tara Satushek in writing of his, her, or their interest within Fifteen (15) days of the date of publication of this notice which is February 22, 2024. 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 9, 2024**

Email correspondence **will not** be accepted. However, comments may be submitted via the PDS website under the “recent legal notices” tab. (www.skagitcounty.net/pdscomments).

Tara Satushek, AICP
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