

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES**  
**NOTICE OF DEVELOPMENT APPLICATION**  
**Administrative Variance, File # PLAN2-2025-0013**

Notice is hereby given that on March 19, 2025, Mark Ammons submitted an **Administrative Variance request, PLAN2-2025-0013** to construct a single-family residence on the subject property. An existing single-family residence was recently demolished onsite. The application was deemed complete on April 10, 2025. The applicant requests to reduce the **front (west property line)** 25-foot setback to 19-feet. Additionally, the applicant seeks to reduce the **side (north property line)** 8-foot setback to 3 feet. A new entry deck will be no closer than three feet to either north or west setback.

On June 20, 2023, the applicant was granted **Administrative Variance request, PL23-0185**, reducing the required **rear (east property line)** setback of 25-feet to 13-feet and the **2nd front (south property line)** 20-foot setback to 3-feet. The current Administrative Variance PLAN2-2025-0013, however would **reduce the 2nd front (south property line)** 20-foot setback to a 1-foot setback.

The subject property is addressed as 17163 Lake View Boulevard, Mount Vernon, WA and is located in a portion of Section 36; Township 34 North; Range 04 East; Willamette Meridian, situated within unincorporated Skagit County, Washington. The subject parcel # is P67092.

A completed **Administrative Variance** request, site plan and other application materials is 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 an approved building permit.

A decision on the application will be made within 100 days of the date the application was determined to be complete as is stated above, pursuant to SCC 14.06.150-1. 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 the project planner, Kevin Cricchio, in writing of his or her interest within fifteen (15) days of the date of publication of this notice which is **April 25, 2025**. 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 at the address listed below. **Written comments must be received no later than 4:30 PM on April 25, 2025.** 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](http://www.skagitcounty.net/pdscomments))

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