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**NOTICE OF DECISION
BEFORE THE SKAGIT COUNTY PLANNING DIRECTOR**

Applicant/Owner: Harmon Trust
17360 Lake View Blvd.
Mount Vernon, WA 98274

File Number/Request: PL16-0405, Administrative Setback Variance

Site Address (residence): 17424 Mallard Cove Ln.
Skagit County, WA

Parcel Number: P64470

Legal Description: CHEASTYS BIG LAKE TRACT TR 73 TGW 100 FT ABND NP RLY R/W LY BTW ELY EXT NLY LI LT 73 & LI DRAWN R/A TO C/L SD R/W THRU NLY MOST COR LT 74 SD PLAT. SURVEY AF#201305170113 within a portion of the NW¼ of the NW ¼ of Section 36, Township 34 North, Range 04 East, W.M., Skagit County, WA

Land Use Designation: Rural Village Residential (RVR)

Project Description: Reduction of the front setback (east property line, abutting east side of Mallard Cove Lane) from the standard 35 feet per Rural Village Residential (RVC) setback standards down to 15 feet to allow for the construction of a 792 square foot detached garage with proposed Accessory Dwelling Unit (ADU) above.

Decision/Date: The application is approved, subject to conditions, dated **January 6, 2017**

Appeal: As provided in SCC 14.06.110(7), the decision may be appealed to Skagit County Hearing Examiner by filing a written notice of appeal with Planning and Development Services within 14 days after the date of the decision. No Public Hearing required per SCC 14.06.050(1)(a)(vii)

The entire decision can be obtained at Skagit County Planning and Development Services, 1800 Continental Place, Mount Vernon, WA.