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

Owner: Geoffrey W McCann
Kimberly A McCann

Request /File No: Administrative Setback Reduction request file #PL23-0058

Location: Located at 10147 Ridge Pl, Sedro Woolley, within a portion of Section 27, Township 35N, Range 4E W.M., situated within Skagit County, Washington (P68559).

Legal Description: LOT 14, PLAT OF ROLLING RIDGE ESTATES NO. 1, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH PARCEL 'B' OF SURVEY AF#200402250059 AKA A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF ROLLING RIDGE ESTATES NO. 1, APPROVED ON NOVEMBER 8, 1965 AND RECORDED ON NOVEMBER 9, 1965 UNDER AUDITOR'S FILE NO. 674317; THENCE NORTH 89-36-19 EAST ALONG THE NORTH LINE OF SAID ROLLING RIDGE ESTATES NO. 1, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 0-23-41 WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89-36-19 WEST PARALLEL TO SAID NORTH LINE OF ROLLING RIDGE ESTATES NO. 1 A DISTANCE OF 100.41 FEET; THENCE SOUTH 1-21-17 EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

Land Use Designation: Rural Intermediate (RI)

Summary of Proposal: Administrative Reduction in Setback request (PL23-0058) to reduce the primary front setback (west property line) of 25' to 20' for the construction of an 552 square foot attached garage.

Public Hearing: Not required per SCC 14.06.050(1)(a)(vii)

Decision/Date:

The application is approved, subject to conditions, dated, **July 24, 2023.**

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.

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

UNOFFICIAL DOCUMENT