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

Owner: Timothy Albrecht

Request /File No: Administrative Setback Reduction request file #PL23-0374

Location: 17460 Mallard Cove Lane, Mount Vernon, within a portion of Section 36, Township 34N, Range 04E W.M., situated within Skagit County, Washington (P64472, P64473 & P29974)).

Legal Description: **PORTION OF LOT 74, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 74 THENCE SOUTH 11-51-30 WEST ALONG THE EASTERLY LINE OF SAID LOT 74 114.82 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING SOUTH 11-51-30 WEST ALONG SAID EASTERLY LINE OF SAID LOT 74 12.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 75 SAID PLAT THENCE SOUTH 77-15-30 WEST ALONG THE NORTHERLY LINE OF SAID LOT 75 49.46 FEET TO THE SHORELINE OF BIG LAKE THENCE NORHTERLY ALONG THE SHORELINE OF BIG LAKE 13.96 FEET MORE OR LESS TO A POINT SOUTH 77-15-30 WEST OF THE TRUE POINT OF BEGINNING THENCE NORTH 77-15-30 EAST TO THE TRUE POINT OF BEGINNING TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY**

COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY ADJOINING THE EASTERLY LINE OF THE PLAT OF CHEASTYS BIG LAKE TRACTS LYING BETWEEN THE NORTHEASTERLY EXTENSIONS OF THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THE HEREIN DESCRIBED PARCEL EXCEPT THAT PORTION THEREOF IF ANY LYING WITHIN THE RIGHT OF WAY OF STATE HIGHWAY 9 AND LOT 75, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON. T&E 100 FT ABND NP RLY R/W LY BTW NELY EXT OF NWLY & SELY LINES SD LT.

- Land Use Designation:** Rural Village Residential (RVR)
- Summary of Proposal:** Administrative Reduction in Setback request (PL23-0374) to reduce the front (west side of Mallard Cove Lane) setback of 25' to 2' for the construction of a single-family residence.
- Public Hearing:** Not required per SCC 14.06.050(1)(a)(vii)
- Decision/Date:** The application is approved, subject to conditions, dated **September 11, 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.