

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

**Administrative Setback
Reduction Request
File # PLAN2-2026-0033**

Notice is hereby given that on August 26, 2026, Marinus Van De Kamp filed an Administrative Setback Reduction Request (PLAN2-2026-0033) **to reduce the side setback (north property lines) from 100 feet to fifteen (15) feet** to permit the construction of an approximate 22-foot by 22-foot new detached garage. All other setbacks as measured from property lines will be met. The applicant has requested this deviation to code due to presence of steep slopes/critical areas and wooded terrain located onsite. The subject property is located within the **Secondary Forest Natural Resource Lands Zoning District**. The application was determined to be complete for review purposes on August 27, 2026.

Applicant: Marinus Van De Kamp; Landmark Enterprises; 1400 King Street, #106; Bellingham, WA 98229

Landowner: Steve Gellerman & Audrey Sager; 8994 Quarry Drive; Naples, Florida 34120

The subject property is addressed as **13285 Chuckanut Mountain Drive, Bow, Washington**, located in a portion of Section 08; Township 36 North; Range 03 East; Willamette Meridian, situated within unincorporated Skagit County, Washington [Subject Parcel(s): 117457 & P47702].

A complete Administrative Setback Reduction Request application, 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 may be needed for this proposal from Planning and Development Services include an approved land disturbance permit and building permit.

A decision on the application will be made within 100 days from the date the application was determined complete, pursuant to SCC Table 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 Kevin Cricchio in writing of his or her interest within fifteen (15) days of the date of publication of this notice which is **September 10, 2026**. 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: September 25, 2026.

Email correspondence will not be accepted, however comments may be submitted via the PDS website (www.skagitcounty.net/pdscomments)

Kevin Cricchio, AICP, RPP, MCIP, ISA; Senior Planner
Skagit County Planning and Development Services
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Mount Vernon, WA 98273
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