

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)

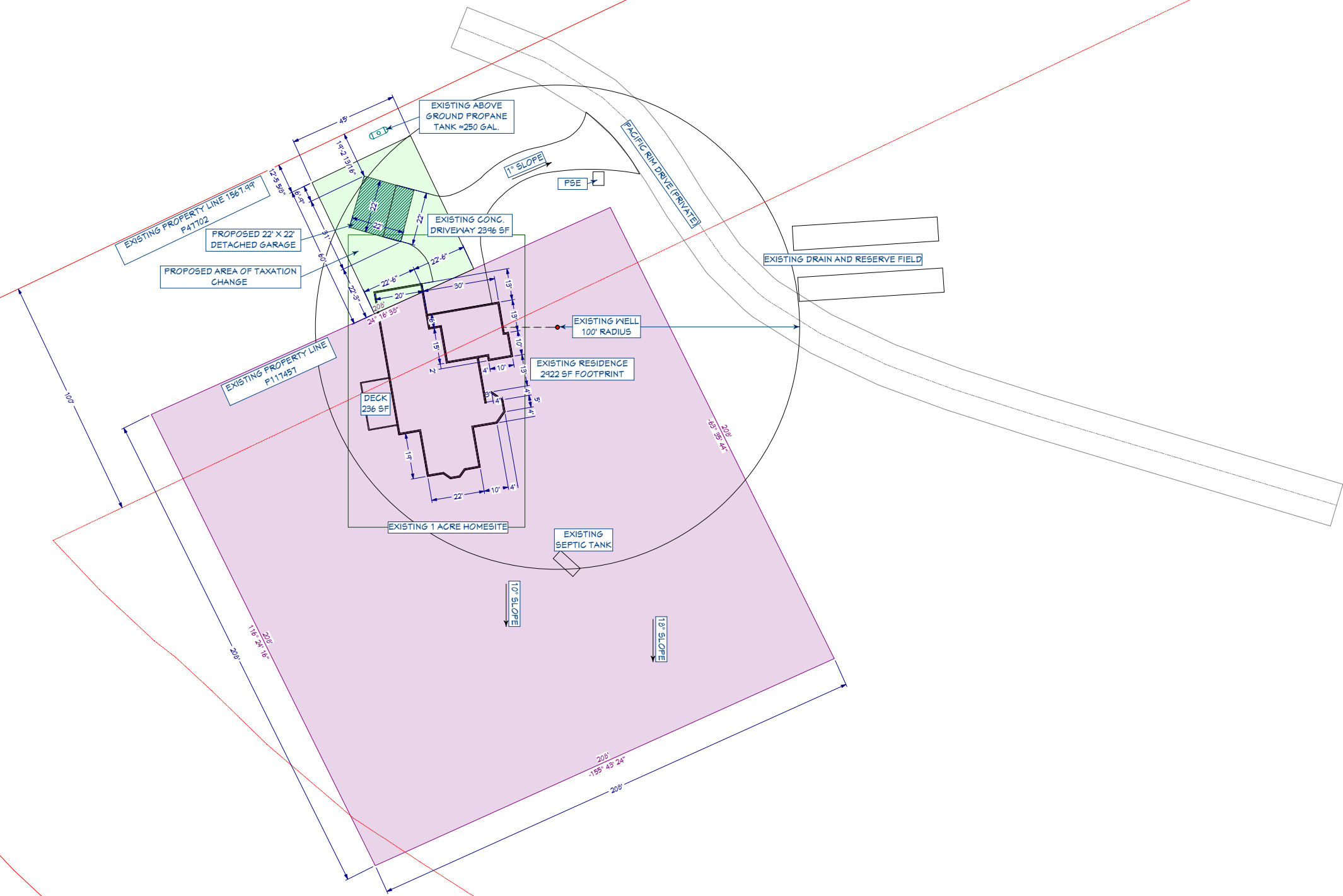
Kevin Cricchio, AICP, RPP, MCIP, ISA; Senior Planner
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
(360) 416-1423

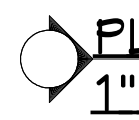
Transmitted to the Skagit Valley Herald: September 8, 2026

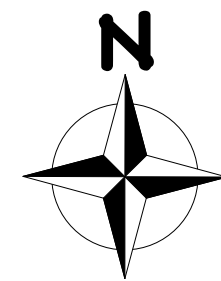
Please publish on: September 10, 2026



 **VICINITY MAP**
NOT TO SCALE (N.T.S.)



 **PLOT PLAN VIEW**
1" = 50'



PARCEL INFORMATION

SITE ADDRESS: 13285 CHUCKANUT MOUNTAIN DR BOW, WA 98232
PARCEL #: F4T102
NEIGHBORHOOD:
CURRENT ZONING: SECONDARY FOREST NATURAL RESOURCE LAND

LEGAL DESCRIPTION

LOCATED IN SECTION 8, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.: COMMENCING AT THE NORTHEAST CORNER OF TRACT P-4; THENCE SOUTH 02-11-43 WEST ALONG THE EASTERLY LINE THEREOF, 610.44 FEET; THENCE SOUTH 65-24-06 WEST ALONG SAID EASTERLY LINE, 681.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID EASTERLY LINE NORTH 34-35-54 WEST, 253.86 FEET TO THE WESTERLY LINE OF SAID TRACT AND POINT OF ENDING. ALSO INCLUDES THAT PORTION OF TRACT P-5 OF SAME SURVEY LYING SOUTHWESTERLY OF FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF TRACT P-5; THENCE SOUTH 02-11-43 WEST ALONG THE WESTERLY LINE THEREOF, 610.44 FEET; THENCE SOUTH 65-24-06 WEST ALONG WESTERLY LINE, 681.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID WESTERLY LINE SOUTH 34-35-54 EAST, 203.08 FEET TO THE EASTERLY LINE OF SAID TRACT AND THE POINT OF ENDING. EXCEPT FOR THE FOLLOWING DESCRIBED PORTION OF TRACT P-4: BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 8; THENCE NORTH 89-13-20 WEST, 66.65 FEET; THENCE SOUTH 65-24-06 WEST, 177.84 FEET; THENCE SOUTH 02-11-43 WEST, 461.79 FEET; THENCE SOUTH 65-24-06 WEST, 1614 FEET; THENCE NORTH 65-24-06 EAST, 50 FEET; THENCE SOUTH 24-35-54 EAST, 75 FEET TO POINT OF BEGINNING; THENCE SOUTH 65-24-06 WEST, 208 FEET THENCE SOUTH 24-35-54 EAST, 208 FEET THENCE NORTH 65-24-06 EAST, 208 FEET, THENCE NORTH 24-35-54 WEST, 208 FEET TOT HE POINT OF BEGINNING.



1400 KING ST, SUITE 106
BELLINGHAM, WA 98229
PHONE: (360) 733-6643
LANDMARK.COM

A DETACHED GARAGE FOR STEVE GELLMAN & AUDREY SAGER

13285 CHUCKANUT MOUNTAIN DR BOW, WA 98232

PROJECT NAME:

PROJECT ADDRESS:

PAGE TITLE:

SITE PLAN

REVISIONS:

DATE: 8/26/2026

DESIGN BY: STM

PERMIT
PLAN DRAFT

PAGE #:

A2

/12

13285 CHUCKANUT MOUNTAIN DR BOW, 98232