



# Administrative Order to Abate Violation

Planning & Development Services · Code Compliance Unit  
1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Case Number  
**CODE-2025-  
0169**

## Property Owner

|      |                |                 |                |       |              |
|------|----------------|-----------------|----------------|-------|--------------|
| Name | Leveck, Mark A | Mailing Address | 2105 N 57th St |       |              |
| City | Seattle        | Zip             | 98103          | Phone | 206 735-1974 |

## Additional Responsible Persons

☐ No additional persons known

|      |                   |                 |                |       |  |
|------|-------------------|-----------------|----------------|-------|--|
| Name | Leveck, Colleen R | Mailing Address | 2105 N 57th St |       |  |
| City | Seattle           | Zip             | 98105          | Phone |  |

## Site of Violation ☐ Same as Owner Mailing Address

|              |                         |        |                                 |     |       |
|--------------|-------------------------|--------|---------------------------------|-----|-------|
| Address      | 33711 South Shore Drive | City   | Mount Vernon                    | Zip | 98274 |
| Parcel No(s) | P66600                  | Zoning | Rural Village Residential (RVR) |     |       |

## Background

The Administrative Official has issued the following findings of fact relating to code violations on your property:

1. In August of 2025 the Skagit County Code Compliance Office was made aware of an issue with a boat shed located at 33711 South Shore Drive in Lake Cavanaugh. The property owner, Mark Leveck was wanting to repair / rebuild the old boat shed located on the property within the restricted shoreline area of Lake Cavanaugh. Building Official Randy Johnson met with Leveck at the Code Compliance Office and explained to him that since the cost to repair or rebuild the structure exceeded the amount allowed under Shoreline code that the shed could not be repaired.
2. On September 15, 2025, Leveck sent an email to Johnson with reference to what he thought the value of the building was based on current materials and labor valuation (\$28,490). And he included the cost of repairs (\$11,505). The Skagit County Assessor showed the value of the shed at the time, before any repairs (2024) as \$1400, allowing a maximum allowable cost to repair as \$1050. (allowable repair costs is 75% of the value of the building, over a 10-year period)
3. On September 16, 2025, I contacted Leveck and advised him of the Value of the shed according to the Assessor's Office. He disagreed and indicated he would call and talk with them. He felt that since he had been issued a building permit and wasn't told about the 75% repair cost rule that he should be able to repair the building without being held to that rule. A check of the building permit shows that it was issued for replacing siding on the shed and didn't indicate any other repairs or modifications. He indicated that he would re-contact me after talking to the assessor and let me know his decision on moving forward.
4. In December, Code Compliance sent an email to Leveck asking him how he planned to proceed. He responded and said that he planned to work on the shed after dealing with some flood issues that had damaged his property. I told him I would check back in a couple months.
5. On March 25, 2026, I emailed Leveck and advised him that I needed to know what he decided reference the shed. He advised that he had retained an attorney to defend his position, indicating that he was wanting to retain the shed at its current location with the repairs that had been made to it. I explained that after reviewing the case it was the Skagit County's position that he would need to remove the shed or move it to somewhere on the property that would be allowed under current codes. I told him that I would be placing an Administrative Order to Abate on the property and that he would be able to appeal.

## Description of Violation(s)

**Based on our investigation, the Administrative Official has found you in violation of the following specific provision(s) of Skagit County Code.**

**Violation 1: 14.48.010 Shoreline Management Master Program - Chapter 12.02 Non-conforming Use of, or Structures on Shoreline (4)** If damaged to an extent exceeding 75% of replacement cost, it is reconstructed only in accordance with regulations of this program for the shoreline area of its location.

**Violation 2:**

**Violation 3:**

## Corrective Action Ordered

**You are hereby ordered to take the following action to abate the above violations:**

**Correction 1:** Remove or relocate structure by **04/29/26**

**Correction 2:**

## Civil Penalties

**You are hereby ordered to pay the following civil penalties:**

- ☐ \$100 per day, per violation, from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- ☐ For flood hazard violation, \$1,000 per day per violation from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(c)
- ☐ For critical areas or drainage violations, the amount of \_\_\_\_\_. SCC 14.44.330(2)(b)

**If you do not take the corrective action described above to abate the violations by the specified deadlines, you will be liable for the following additional civil penalties:**

- ☒ \$100 per day, per violation, until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- ☐ For flood hazard violation, up to \$1,000 per day per violation. SCC 14.44.330(2)(c)
- ☐ For critical areas or drainage violations, the amount of \_\_\_\_\_. SCC 14.44.330(2)(b)

**Due to a new and separate violation within one year of resolution of prior violation:**

- ☐ All penalties normally imposed are doubled. SCC 14.44.330(2)(d)

## Disclosures

**Voluntary Compliance Agreement.** The County and the violator may enter into a binding Voluntary Compliance Agreement to correct the violation by a specified deadline with a reduction or waiver of civil penalties. Contact the Department for more information. SCC 14.44.310.

**Reduction in civil penalties.** The Administrative Official may reduce a civil penalty if the violator cooperates with efforts to correct the violation. SCC 14.44.330(2)(e).

**Failure to comply with this order.** If you do not fully comply with this order by the deadlines, Skagit County may do the following:

- Issue supplemental orders to pay accrued civil penalties. SCC 14.44.330(3)(b).
- Refer unpaid civil penalties to a collection agency 30 days after service of this order. Per RCW 19.16.500, Skagit County or collection agency may add a reasonable fee, payable by the debtor, to the outstanding debt for the collection agency fee incurred or to be incurred. SCC 14.44.330(3)(c).
- Record a certificate of non-compliance against your property, which may make it difficult to sell your property.
- Refer this matter to the Prosecuting Attorney's office for further enforcement action including criminal charges, an injunction, or the collection of civil penalties.
- If you do not fully correct the violation, Skagit County may do the work itself. Any County costs incurred to abate the violation(s) may be charged as a public nuisance lien against your property. A public nuisance lien may violate the terms of your real estate loan and Deed of Trust or Mortgage. It may cause your lender to start foreclosure proceedings against your property. If you have any questions about that, please contact your lender.

### Additional Disclosures.

- You may have to pay additional enforcement fees equal to 100% of the cost of the application fees, and 200% of the cost of critical areas fees, for any permits required by code enforcement actions. Resolution R20110111.
- Skagit County may deny any other permits you apply for on the same site until the violation is corrected and payment of any civil penalties is complete. SCC 14.44.360
- If you commit a new and separate violation within a year after the resolution of a prior violation, you may be subject to double the civil penalties normally imposed for such violation. SCC 14.44.330(2)(d).

**Effective date.** This order is effective upon service. Service is the date of mailing via certified mail. SCC 14.44.220(2)(e) and (3)(b).

**Appeal.** This order becomes final unless you file an appeal to the Skagit County Hearing Examiner, with the required fees, within 14 days of service. Appeal applications are available on the Skagit County website and must be through the Civic Access Portal. [WWW.SkagitCounty.net/planning](http://WWW.SkagitCounty.net/planning) Appeals are processed as appeals of Level I decisions under Skagit County Code 14.06.150. Failure to appeal may constitute waiver of all rights to appeal the order.

**No verbal agreements.** The Administrative Official may only rescind or modify this order in writing.

If you have any questions regarding this order, please contact the undersigned at (360) 416-1343.

Issued By



Greg Adams, Code Compliance Officer

Date 3/25/2026