



**ADMINISTRATIVE DECISION FOR
SHORELINE EXEMPTION PERMIT**

CASE: File # 2021-SSDE-0007

APPLICANT: owner Homavand
16718 Shore DR NE
Lake Forest Park, WA 98155

REQUEST: Construct single family home in shoreline area. The applicant also requests a shoreline setback reduction to 40-feet.

SITE ADDRESS: 16718 Shore DR NE
Lake Forest Park, WA 98155
Parcel #773850-0720

APPLICATION DATES: Application Submitted: August 31, 2021
Date of Complete Application: September 28, 2021
Posted for 14-day Notice of Application: September 28, 2021
Decision Issued/Noticed: June 9, 2022

ZONING: RS 7.2

APPLICABLE REVIEW PROVISIONS: Chapter 16.18- Shoreline Master Program

ENVIRONMENTAL DETERMINATION: Exempt pursuant to WAC 197.11.800(3)

ASSIGNED STAFF: Nick Holland
Senior Planner

DECISION: Approve with conditions

I. APPLICATION TIMELINES

- On August 31, 2021, the applicant applied for the shoreline substantial development exemption and the application was deemed complete by default on September 28, 2021.
- The city requested additional information from the applicant on May 6, 2022;
- The applicant responded to the request on May 26, 2022;
- This decision is being issued on June 9, 2022.

II. SITE DESCRIPTION and CHARACTERISTICS

Site location & access

The existing site is a single-family residence located at 16718 Shore Dr NE with lakefront access.

Existing site conditions

As stated in the application materials, “The property is currently developed with a single-family residence and appurtenances typical of medium density urban shoreline development. ...Property is mostly flat and includes a lawn area with some ornamental trees and shrubs.”

III. PROJECT DESCRIPTION

The proposal is to demolish the existing single-family home and construct a new single family home.

IV. SHORELINE EXEMPTION REQUIREMENTS.

The criteria for approval of a shoreline exemption are specified in LPPMC Section 16.18, and the Shoreline Master Program. The Applicant is required to demonstrate compliance with those elements that are applicable to the shoreline exemption. Those requirements, along with staff’s findings and conclusions for each requirement, are as follows:

Chapter 3.3 Permits and Exemptions

6. The following list outlines twelve (12) exemptions that shall not be considered substantial developments for the purpose of this Master Program:

e. Construction by an owner, lessee, or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five (35) feet above average grade level and meets all requirements of the City of Lake Forest Park having jurisdiction thereof, other than requirements imposed pursuant to the Act. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high

water mark and the perimeter of a wetland. Normal appurtenances include a garage, deck, driveway, utilities, fences, installation of a septic tank and drainfield, and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Construction authorized under this exemption shall be located landward of the ordinary high water mark;

Findings: The proposal falls within the scope single family residential construction.

Conclusion: This criterion has been satisfied.

Chapter 7.11- Residential Development

Table 7.2- Shoreline Setback Reduction Alternatives

Upland Related Actions for lots with depth greater than 100 feet			
5	Installation of biofiltration/infiltration mechanisms such as bioswales, created and/or enhanced wetlands, or ponds that exceed standard stormwater requirements.	10 feet	
6	Installation of a “green” roof in accordance with the standards of the LEED Green Building Rating System.	10 feet	
7	Installation of pervious material for driveway or road construction	5 feet	
8	Limiting total impervious surface in the reduced setback area to less than 5 percent	5 feet	
9	Of the total lot area outside of the reduced setback (not including area of primary residence), preserve or restore at least 20 percent as native vegetation and no more than 20 percent as lawn.	5 feet	

Findings: The applicant is proposing to utilize upland methods #7 and #8 to reduce the required 50-foot wide shoreline setback in an amount of 10 feet which will create a 40-foot wide shoreline setback.

Conclusion: According to exhibit 1, the site plan, the applicant has shown installation of a pervious driveway and limiting total impervious surface within the reduced setback area to less than 5%. This criterion has been satisfied.

V. PUBLIC NOTIFICATION

This decision is being issued as a type III administrative decision per LFPMC 16.26.030 (C), and pursuant to LFPMC 16.26.180 notice of this decision was posted and published on June 9, 2022.

VI. SUMMARY CONCLUSIONS

Staff has reviewed the proposal for general conformance with city codes and ordinances and the requirements set forth herein and has provided findings in response to each requirement. Based upon said findings, staff concludes that the shoreline exemption as described herein conforms to the criteria for shoreline exemptions as defined in the City's Shoreline Master Program. If any Finding is deemed to be a Conclusion or vice-versa, the Director adopts it as such.

VII. DECISION

In consideration of the above findings of fact and conclusions, the proposed shoreline exemption is hereby granted approval.

VIII. EXHIBITS

1. Site Plan date stamped March 17, 2022 by the City of Lake Forest Park.

Staff Signatures:



Name & Title:

Nick Holland
Senior Planner

Issued Date:

June 9, 2022

X. APPEALS

This decision may be appealed by the applicant or any party of record under the provisions of LFPMC Section 16.26.190. Appeals must be submitted in writing.