



**ADMINISTRATIVE DECISION FOR
SHORELINE EXEMPTION PERMIT**

CASE: File # 2022-SSDE-0001

APPLICANT: Erik Walerius
15034 Beach Dr NE
Lake Forest Park, WA 98155

REQUEST: Addition and alteration to an existing single-family residence along Lake Washington.

SITE ADDRESS: 15034 Beach Dr NE
Lake Forest Park, WA 98155
Parcel #6744701421

APPLICATION DATES: Application Submitted: March 25, 2022
Date of Complete Application: May 17, 2022
Posted for 14-day Notice of Decision: June 23, 2022
Decision Issued: June 22, 2022

ZONING: RS 7.2

APPLICABLE REVIEW PROVISIONS: Chapter 16.18- Shoreline Master Program

ENVIRONMENTAL DETERMINATION: Exempt pursuant to WAC 197.11.800(6)

ASSIGNED STAFF: Cameron Tuck
Assistant Planner

DECISION: Approve

I. APPLICATION TIMELINES

- On March 25, 2022, the applicant applied for the shoreline substantial development exemption.
- The City deemed the application incomplete and requested additional information from the applicant on April 14, 2022.
- The applicant responded to the request on May 12, 2022, and the application was deemed complete on May 17, 2022.
- This decision is being issued on June 22, 2022.

Overall, the application was in review for 61 days.

II. SITE DESCRIPTION and CHARACTERISTICS

Site location & access

The site is developed with an existing single-family residence and is located off Beach Dr NE with lakefront access.

Existing site conditions

As stated in the application materials, “The existing property contains a single-family residence located at the intersection of Beach Dr NE and NE 151st and on the shores of Lake Washington, with a driveway off of Beach Dr., there is also an existing carport, shed, and wooden dock located on the property.”

III. PROJECT DESCRIPTION

The proposal is to build a 536 sq. ft. addition to the existing single-family residence, including an alteration to the main-level entry.

IV. SHORELINE EXEMPTION REQUIREMENTS.

The criteria for approval of a shoreline exemption are specified in LFPMC 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 of single-family residential construction.

Conclusion: This criterion has been satisfied.

Ch. 3.9 Nonconforming Use and Development Standards

A. "Nonconforming use or development" means a shoreline use or development which was lawfully constructed or established prior to the effective date of the Act or this Master Program, or amendments thereto, but which does not conform to present regulations or standards of this Master Program. In such cases, the following standards shall apply:

1. Structures that were legally established and are used for a conforming use, but which are nonconforming with regard to setbacks, buffers or yards; area; bulk; height or density may be maintained and repaired and may be enlarged or expanded provided that said enlargement does not increase the extent of nonconformity by further encroaching upon or extending into areas where construction or use would not be allowed for new development or uses;

Findings: The existing single-family residence is a nonconforming development with regard to required setbacks. The proposed enlargement does not increase the extent of nonconformity, as it does not extend or encroach further into areas where construction or use would not be allowed for new development or uses.

Conclusion: 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 23, 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.

VII. DECISION

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

Staff Signatures:



Name & Title: Cameron Tuck
Assistant Planner

Issued Date: June 22, 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.