

PUBLIC NOTICE

NOTICE OF DECISION FOR MAJOR CRITICAL AREA WORK PERMIT

File Number:

2018-CAMJ-0001

Proponent:

Kaalan and Gretchen Johnson

Location of proposal:

18325 47th PI NE
Lake Forest Park, WA 98155
Parcel # 4021100070



Approved Project: Home remodel/addition project within steep slope buffer and stream buffer in accordance with LFPMC 16.16.230-C, allowing modification to existing structures in critical areas provided that it is not enlarged more than 250 sq ft and that no portions are located closer to the critical areas.

Environmental Review: After review of the proposal and the State Environmental Policy Act (SEPA), the City has determined that the proposal is categorically exempt under WAC 197-11-800 (3). A statement of exemption from SEPA was issued on May 25, 2018.

Additional Information: Additional information may be obtained by contacting the Lake Forest Park Planning Department at (206) 957-2837 or at the City's Notices and Announcements webpage (<https://www.cityoflfp.com/313/Notices-and-Announcements>). Materials related to this proposal may be reviewed at City Hall Monday - Friday 9:00 am - 5:00 pm. Contact Lauren Hoerr, Assistant Planner, at aplanner@cityoflfp.com if you prefer to make an appointment to review the materials with a planner's assistance.

Appeals: This Type-III decision may be appealed to the City Hearing Examiner. To do so, submit a written appeal statement to City Clerk, Evelyn Jahed, at 17425 Ballinger Way NE, Lake Forest Park, WA 98155, along with a \$500 filing fee no later than the fourteenth day following the date of publication of this decision. You should be prepared to make specific factual objections in your written appeal.

Publication Date: Monday June 4, 2018

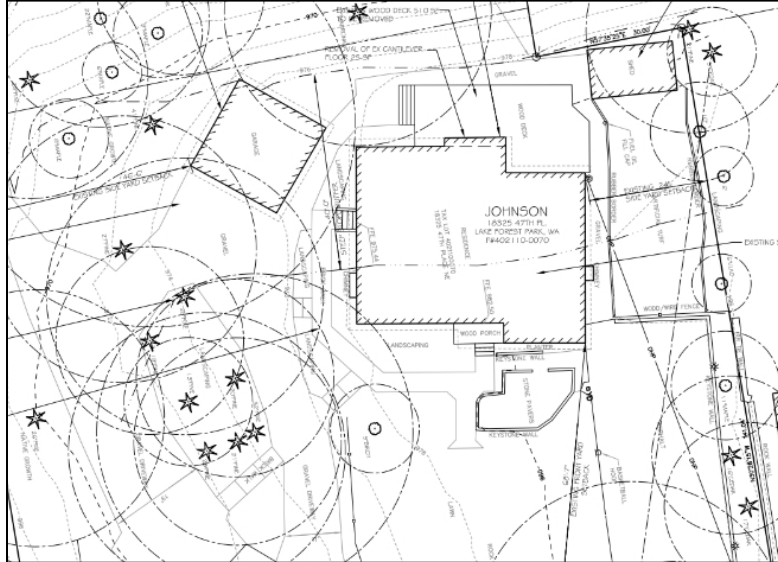
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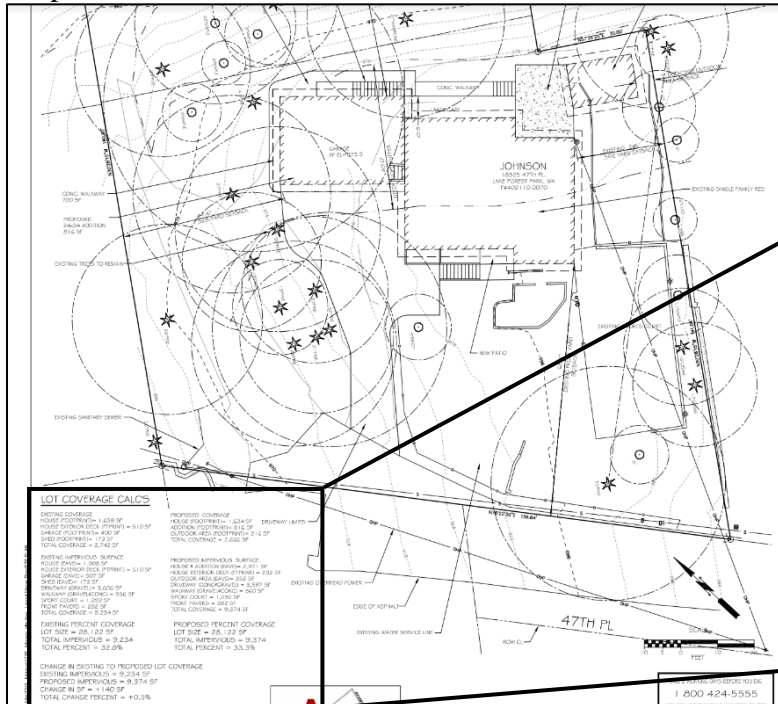
Location: 18325 47th Pl NE, Lake Forest Park, WA 98155, Parcel # 4021100070

Applicant-Submitted Drawing of Proposal (not to scale):

Existing:



Proposed:



LOT COVERAGE CALC'S	
EXISTING COVERAGE HOUSE (FOOTPRINT) = 1,659 SF HOUSE EXTERIOR DECK (FTPRINT) = 510 SF GARAGE (FOOTPRINT) = 400 SF SHED (FOOTPRINT) = 173 SF TOTAL COVERAGE = 2,742 SF	PROPOSED COVERAGE HOUSE (FOOTPRINT) = 1,634 SF DRIVEWAY ADDITION (FOOTPRINT) = 216 SF OUTDOOR AREA (FOOTPRINT) = 216 SF TOTAL COVERAGE = 2,666 SF
EXISTING IMPERVIOUS SURFACE HOUSE (EAVE) = 1,909 SF HOUSE EXTERIOR DECK (FTPRINT) = 510 SF GARAGE (EAVE) = 507 SF SHED (EAVE) = 173 SF DRIVEWAY (GRAVEL) = 3,606 SF WALKWAY (GRAVEL&CONC) = 956 SF SPORT COURT = 1,292 SF FRONT PAVERS = 282 SF TOTAL COVERAGE = 9,234 SF	PROPOSED IMPERVIOUS SURFACE HOUSE & ADDITION (EAVE) = 2,971 SF HOUSE EXTERIOR DECK (FTPRINT) = 232 SF OUTDOOR AREA (EAVE) = 352 SF DRIVEWAY (CONC&GRAVEL) = 3,597 SF WALKWAY (GRAVEL&CONC) = 560 SF SPORT COURT = 1,292 SF FRONT PAVERS = 282 SF TOTAL COVERAGE = 9,374 SF
EXISTING PERCENT COVERAGE LOT SIZE = 28,122 SF TOTAL IMPERVIOUS = 9,234 TOTAL PERCENT = 32.8%	PROPOSED PERCENT COVERAGE LOT SIZE = 28,122 SF TOTAL IMPERVIOUS = 9,374 TOTAL PERCENT = 33.3%
CHANGE IN EXISTING TO PROPOSED LOT COVERAGE EXISTING IMPERVIOUS = 9,234 SF PROPOSED IMPERVIOUS = 9,374 SF CHANGE IN SF = +140 SF TOTAL CHANGE PERCENT = +0.5%	

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