



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012749
Applicant Name: Greg Bjarko
Address of Proposal: 2501 N Northlake Way

SUMMARY OF PROPOSED ACTION

Shoreline Substantial Development Permit to change the use of existing 7,227 sq. ft. restaurant to a 2,238 sq. ft. recreational marina (six berths for recreation moorage and four commercial moorage berths) a 2,271 sq. ft. restaurant and a 1,165 sq. ft. office. Existing 1,348 sq. ft. outdoor dining area to remain. Existing accessory structures to be demolished. No change to parking.

The following approvals are required:

Shoreline Substantial Development Permit: to renovate existing 5,879-square foot building, including replace roofing, HVAC system, add skylights, reconfigure exterior decking, add accessible lift, and interior renovations in the UM Shoreline Environment.

Shoreline Conditional Use: to change a portion of the existing non-conforming use (restaurant) in the interior of the building to another non-conforming use (office) in the interior of the building in the UM Shoreline Environment, pursuant to SMC 23.60.724

Shoreline Conditional Use: to allow recreational marina in the UM Shoreline Environment, pursuant to SMC 23.60.724

Shoreline Special Use: to allow commercial moorage in CW Environment, pursuant to SMC 23.60.484

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site Location and Description

The subject site is located at 2501 N. Northlake Way on the north shore of Lake Union. The property is zoned Industrial Buffer IB U/45'. The dry-land portion of the site is located in the Urban Maritime (UM) Shoreline Environment and the submerged portion of the site is in the CW (CW) shoreline environment.

The existing building on the site is a 5,879-square-foot wood-framed structure consisting of two stories and a basement and includes a 1,348-square-foot deck that extends from the building to the Lake Union shoreline. There is a pier at the site that is 10' wide and 156' feet long. The building was most recently occupied by Waterways Cruises and Events and contained a restaurant and bar facility. The current restaurant use is non-conforming in the UM Shoreline Environment due to the percentage of dry-land that is occupied by this use, which is greater than the 20% allowed pursuant to SMC 23.60.724 B (2).

Description of Proposal

The applicant proposes modifications to the exterior facade of the building, repair/replace roofing including addition of skylights, repair/replace HVAC system, repair/replace exterior fencing, provide new accessible lift to lower level, reconfiguring exterior decks, conduct alterations to interior of building, establish use on the east side of existing pier for recreational marina use and establish use for the west side of the pier for commercial moorage. Project will include planting of approximately 140 square-foot-areas near shoreline with native plants. Following alterations, the building will contain 1,458 square feet of marina management office space (accessory to marina and moorage use), 2,271 square feet of restaurant use, 1,165 square feet of non-water related office space, 809 square feet of common area, 162 square feet of storage space and 115 square feet of recycling space.

Public Comment

Notice of the proposal was issued on January 26, 2012. The public comment period ended on February 24, 2012. Several comment letters were received that expressed support for the project.

ANALYSIS – SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

The applicant has requested a Shoreline Substantial Development approval for renovations to a commercial structure that will cost more than \$5,780. Therefore, the project does not qualify for an exemption from the requirements for a Shoreline Substantial Development Permit and a SSDP is required, per SMC 23.60.020.C.6.

SMC 23.60.030. Criteria for Substantial Development Permits.

Section 23.60.030 of the Seattle Municipal Code provides criteria for review of a shoreline substantial development permit and reads:

A substantial development permit shall be issued only when the development proposed is consistent with:

1. The policies and procedures of Chapter 90.58 RCW;

2. The regulations of this Chapter; and
3. The provisions of Chapter 173-27WAC.

Conditions may be attached to the approval of a permit as necessary to assure consistency of the proposed development with the Seattle Shoreline Master Program and Shoreline Management Act.

1. POLICIES AND PROVISIONS OF CHAPTER 90.58 RCW

Chapter 90.58 RCW is known as the Shoreline Management Act of 1971. It is the policy of the State of Washington to provide for the management of all shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting public rights of navigation and corollary incidental rights. Permitted uses in the shorelines shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

The Shoreline Management Act provides definitions and concepts, and gives primary responsibility for initiating and administering the regulatory program of the Act to local governments. The Department of Ecology acts in a supportive and review capacity, with primary emphasis on insuring compliance with the policy and provisions of the Act. As a result of this Act, the City of Seattle, as well as other local jurisdictions, adopted a local shoreline master program, which for the City, is codified in the Seattle Municipal Code at Chapter 23.60 that also incorporates the provisions of Chapter 173.27 WAC. Development on the shorelines of the state is not to be undertaken unless it is consistent with the policies and provisions of the Act, and with the local master program. The Act sets out procedures, such as public notice and appeal requirements, and penalties for violating its provisions. As the following analysis will demonstrate, the subject proposal is consistent with the procedures outlined in RCW 90.58.

2. THE REGULATIONS OF THIS CHAPTER, SMC 23.60

Chapter 23.60 of the Seattle Municipal Code is known as the "Seattle Shoreline Master Program". In evaluating requests for substantial development permits, the Director must determine that a proposed use meets the approval criteria set forth in SMC 23.60.030. The proposal shall meet the criteria for development standards in the applicable shoreline overlay zone(s) and any additional requests (shoreline conditional use, shoreline variance, etc.).

The proposal is also required to be consistent with the shoreline policies established in the Land Use Element of Seattle's Comprehensive Plan (SMC 23.60.004), and the purpose and location criteria for the applicable shoreline environments (SMC 23.60.220). Further, Section 23.60.014 C of the Seattle Shoreline Master Program states that "standards applicable to environmentally critical areas as provided in Seattle Municipal Code Chapter 25.09, Regulations for Environmentally Critical Areas, shall apply in the Shoreline District". If there are any conflicts between the Seattle Shoreline Master Program and Seattle Municipal Code Chapter 25.09, the most restrictive requirements shall apply."

Shoreline Policies (SMC 23.60.004):

The Shoreline Goals and Policies are part of the Land Use Element of Seattle's Comprehensive Plan. The Shoreline Goals and Policies and the purpose and location criteria for each shoreline environment designation contained in SMC Section 23.60.220 shall be considered in making all discretionary decisions in the Shoreline District and in making discretionary decisions on lands adjacent to the shoreline where the intent of the Land Use Code is a criterion and the proposal may have an adverse impact on the Shoreline District. They shall also be considered by the Director in the promulgation of rules and interpretation decisions. The Shoreline Goals and Policies do not constitute regulations and shall not be the basis for enforcement actions.

Purpose and Location Criteria (SMC 23.60.220):

The subject property is located in an Urban Maritime (UM) shoreline environment and a Conservancy Waterway (CW) environment.

The purpose of the UM shoreline environment is to “preserve areas for water-dependent and water-related uses while still providing some views of the water from adjacent streets and upland residential streets.” The purpose of the CW shoreline environment is to: “preserve the waterways for navigation and commerce, including public access to adjacent properties, access to and from land for the loading and unloading of watercraft and temporary moorage.”

SMC 23.60.152 - Development Standards for all Environments

These general standards apply to all uses in the shoreline environments. They require that design and construction of all uses be conducted in an environmentally sound manner, consistent with the Shoreline Management Program and with best management practices for the specific use or activity. All shoreline development and uses are subject to the following:

- A. The location, design, construction and management of all shoreline developments and uses shall protect the quality and quantity of surface and ground water on and adjacent to the lot and shall adhere to the guidelines, policies, standards and regulations of applicable water quality management programs and regulatory agencies. Best management practices such as fugitive dust controls and other good housekeeping measures to prevent contamination of land or water shall be required.
- B. Solid and liquid wastes and untreated effluents shall not enter any bodies of water or be discharged onto the land.
- C. Facilities, equipment and established procedures for the containment, recovery and mitigation of spilled petroleum products shall be provided at recreational marinas, commercial moorage, vessel repair facilities, marine service stations and any use regularly servicing vessels.
- D. The release of oil, chemicals or other hazardous materials onto or into the water shall be prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.

- E. All shoreline developments and uses shall minimize any increases in surface runoff, and control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Control measures may include, but are not limited to, dikes, catchbasins or settling ponds, interceptor drains and planted buffers.
- F. All shoreline developments and uses shall utilize permeable surfacing where practicable to minimize surface water accumulation and runoff.
- G. All shoreline developments and uses shall control erosion during project construction and operation.
- H. All shoreline developments and uses shall be located, designed, constructed and managed to avoid disturbance, minimize adverse impacts and protect fish and wildlife habitat conservation areas including, but not limited to, spawning, nesting, rearing and habitat areas, commercial and recreational shellfish areas, kelp and eel grass beds, and migratory routes. Where avoidance of adverse impacts is not practicable, project mitigation measures relating the type, quantity and extent of mitigation to the protection of species and habitat functions may be approved by the Director in consultation with state resource management agencies and federally recognized tribes.
- I. All shoreline developments and uses shall be located, designed, constructed and managed to minimize interference with or adverse impacts to beneficial natural shoreline processes such as water circulation, littoral drift, sand movement, erosion and accretion.
- J. All shoreline developments and uses shall be located, designed, constructed and managed in a manner that minimizes adverse impacts to surrounding land and water uses and is compatible with the affected area.
- K. Land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development. Surfaces cleared of vegetation and not to be developed shall be replanted. Surface drainage systems or substantial earth modifications shall be professionally designed to prevent maintenance problems or adverse impacts on shoreline features.
- L. All shoreline development shall be located, constructed and operated so as not to be a hazard to public health and safety.
- M. All development activities shall be located and designed to minimize or prevent the need for shoreline defense and stabilization measures and flood protection works such as bulkheads, other bank stabilization, landfills, levees, dikes, groins, jetties or substantial site regrades.
- N. All debris, overburden and other waste materials from construction shall be disposed of in such a way as to prevent their entry by erosion from drainage, high water or other means into any water body.
- O. Navigation channels shall be kept free of hazardous or obstructing development or uses.
- P. No pier shall extend beyond the outer harbor or pierhead line except in Lake Union where piers shall not extend beyond the Construction Limit Line as shown in the Official Land Use Map, Chapter 23.32, or except where authorized by this chapter and by the State Department of Natural Resources and the U.S. Army Corps of Engineers.

As proposed and as conditioned below, the project complies with the above shoreline development standards. As conditioned, the short-term construction related activities should have minimal effects on migratory fish routes.

SMC 23.60.480 – Development standards for the CW Environment

The proposal conforms to all of the applicable development standards for the CW Environment, except for the establishment of a commercial moorage, which requires special use approval as addressed below.

SMC 23.60.750 – Development standards for the UM Environment

The proposal conforms to all of the applicable development standards for the UM environment, except for the establishment of a recreational marina use and the change of one non-conforming use (restaurant) to another non-conforming use (office), which requires conditional use approval as addressed below.

ANALYSIS - SHORELINE CONDITIONAL USE

The establishment of a recreational marina use in the UM Shoreline Environment may be authorized by a shoreline conditional use pursuant to SMC 23.60.724 A. Therefore, the proposal is evaluated in light of the shoreline conditional use criteria in WAC 173-27-160 and the provisions of SMC 23.60.724 A. The overall purpose of a conditional use permit is to provide for flexibility in the application of use regulations consistent with the policies of the Shoreline Management Act (RCW 90.58.020).

SMC 23.60.034 Criteria for Shoreline Conditional Use Approvals.

Uses or developments which are identified in this chapter as requiring shoreline conditional use approval, and other uses which, although not expressly mentioned in lists of permitted uses, are permitted in the underlying zones and are not prohibited in the Shoreline District, may be approved, approved with conditions or denied by the Director in specific cases based on the criteria in WAC 173-27-160, as now constituted or hereafter amended, and any additional criteria given in this chapter. Upon transmittal of the Director's approval to the Department of Ecology (DOE), the permit may be approved, approved with conditions or denied by DOE. (Ord. [118793](#) Section 6, 1997; Ord. 113466 Section 2(part), 1987)

WAC 173-27-160 Review Criteria for Conditional Use Permits

The purpose of a conditional use permit is to provide a system within the master program that allows flexibility in the application of use regulations in a manner consistent with the policies of RCW [90.58.020](#). In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the local master program.

- (1) Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:
 - (a) *That the proposed use is consistent with the policies of RCW [90.58.020](#) and the master program;*

The recreational marina use is consistent with the policies of RCW 90.58.020 and the Seattle Shoreline Master Program. Those policies favor enhancement of the shoreline environment, fostering of water-dependent uses and shoreline public access and recreation, and protecting views of the water. The proposal would not change overwater coverage at this site as the marina would utilize an existing pier, therefore the proposal would not involve any further encroachment or impact to the nearshore environment at this location as would be the case if additional overwater coverage were proposed such as a new or larger pier. The proposal would facilitate public access and shoreline recreation in the overall context of a water-dependent recreational use. Views of the water would not be affected as the pier would not change.

- (b) *That the proposed use will not interfere with the normal public use of public shorelines;*

The recreational marina use will not interfere with normal public use of the shorelines, in part because the recreational marina use will be entirely on the east side of the dock while the public access to the shoreline at this site occurs via the public street end and Waterway 17, which is on the west side of the pier.

- (c) *That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;*

The proposed recreational marina use is compatible with the boat storage use that exists on the property immediately to the east of this proposed use as well as the marina facility on the west side of the property. The recreational marina use is also compatible with other commercial water-dependent or water-related uses allowed in the UM Shoreline Environment.

- (d) *That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and*

As mentioned above, the proposed recreational marina use will be established at this site without any further overwater development and, instead, will efficiently utilize the existing pier at this location eliminating impacts to the aquatic environment that would be caused by additional overwater coverage. Further, the project includes revegetation with native species near the shoreline that will enhance the nearshore environment. Best Management Practices for the operation of the recreational marina will be employed to protect the aquatic environment.

- (e) *That the public interest suffers no substantial detrimental effect.*

The public interest would suffer no substantial detrimental effect from establishment of a recreational marina use at this site.

- (2) *In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW [90.58.020](#) and shall not produce substantial adverse effects to the shoreline environment.*

In reviewing the proposal and development in the area, including an analysis of adjacent and nearby properties supplied by the applicant, it appears that few if any similar situations exist in the UM Environment that do not already contain a marina or moorage use. Granting of the conditional use permit should not produce a substantial adverse effect to the shoreline environment, nor should it lead to substantial cumulative impacts.

- (3) *Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the master program.*

The master program allows recreational marina use in the UM Shoreline Environment as a conditional use if the criteria in WAC 173-27-160 are satisfied (see above) and the recreational marina meets criteria in SMC 23.60.724 A (1 and 2), whereas the marina will not be located where frequent interference with the turning basins or navigational areas for large vessels or other conflict with shipping is likely to occur, and the marina will not be located where likely to conflict with manufacturing uses because of dust or noise or other environmental factors, or parking and loading access needs or other safety factors; and the marina will be located on a lot that is not suited for a water-dependent or water-related manufacturing use, or for a permitted water-dependent commercial use other than marina because of the shallow depth at this location.

- (4) *Uses which are specifically prohibited by the master program may not be authorized pursuant to either subsection (1) or (2) of this section.*

The master program does not prohibit a “recreational marina” use, as explained above.

DECISION – SHORELINE CONDITIONAL USE

The Shoreline Conditional Use application for establishment of a recreational marina use in the UM Environment is **CONDITIONALLY APPROVED**.

ANALYSIS - SHORELINE CONDITIONAL USE

The proposed change of an existing non-conforming restaurant use in a portion of the interior of the existing building at this site for a non-conforming office use (1,165 square feet) in the UM Shoreline Environment may be authorized by a shoreline conditional use. Therefore, the proposal is evaluated in light of the shoreline conditional use criteria in WAC 173-27-160 and the provisions of SMC 23.60.122 D. The overall purpose of a conditional use permit is to provide for flexibility in the application of use regulations consistent with the policies of the Shoreline Management Act (RCW 90.58.020).

SMC 23.60.034 Criteria for Shoreline Conditional Use Approvals.

Uses or developments which are identified in this chapter as requiring shoreline conditional use approval, and other uses which, although not expressly mentioned in lists of permitted uses, are permitted in the underlying zones and are not prohibited in the Shoreline District, may be approved, approved with conditions or denied by the Director in specific cases based on the criteria in WAC 173-27-160, as now constituted or hereafter amended, and any additional criteria given in this chapter. Upon transmittal of the Director's approval to the Department of Ecology (DOE), the permit may be approved, approved with conditions or denied by DOE. (Ord. [118793](#) Section 6, 1997; Ord. 113466 Section 2(part), 1987)

WAC 173-27-160 Review Criteria for Conditional Use Permits

The purpose of a conditional use permit is to provide a system within the master program which allows flexibility in the application of use regulations in a manner consistent with the policies of

RCW [90.58.020](#). In authorizing a conditional use, special conditions may be attached to the permit by local government or the department to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the local master program.

(1) Uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided that the applicant demonstrates all of the following:

a) *That the proposed use is consistent with the policies of RCW [90.58.020](#) and the master program;*

The office use is consistent with the policies of RCW 90.58.020 and the Seattle Shoreline Master Program. The proposal would not change the overwater coverage at this site and the office use would be a less intensive use than the current use with no detrimental effects on the shoreline environment.

b) *That the proposed use will not interfere with the normal public use of public shorelines;*

The office use will be entirely inside the existing building and will not interfere with normal public use of the shorelines. Site improvements proposed for the project and the adjacent street end will improve public enjoyment of the shoreline at this location. The office use will require less parking than the restaurant use it will replace.

c) *That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;*

The office use will be contained entirely within the existing building and will be compatible with adjacent and nearby uses of this largely commercial/light industrial area along the northern shoreline of Lake Union.

d) *That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and*

The office use will be contained entirely within the existing building and will reduce parking demand at this location as compared to the restaurant use. Proposed upgrades to the building envelope and HVAC system will reduce noise from this building as well as improve the overall appearance of the structure without increasing any physical or biological impacts to the shoreline.

e) *That the public interest suffers no substantial detrimental effect.*

The public interest would suffer no substantial detrimental effect from proposed change of use at this site.

(2) *In the granting of all conditional use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if conditional use permits were granted for other developments in the area where similar circumstances exist, the total of the conditional uses shall also remain consistent with the policies of RCW [90.58.020](#) and shall not produce substantial adverse effects to the shoreline environment.*

In reviewing the proposal and development in the area it appears that few if any similar circumstances exist in the UM environment. Granting of the conditional use permit should not

produce a substantial adverse effect to the shoreline environment, nor should it lead to cumulative impacts.

- (3) *Other uses which are not classified or set forth in the applicable master program may be authorized as conditional uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for conditional uses contained in the master program.*

The master program allows the change of a non-conforming use to another non-conforming use in the UM Shoreline Environment as a conditional use if the criteria in WAC 173-27-160 are satisfied (see above) and the new non-conforming use meets criteria in SMC 23.60.122 D, whereas the new use is no more detrimental to the property in the shoreline environment and vicinity than the existing use and the existing development is unsuited for a use permitted in the environment.

- (4) *Uses which are specifically prohibited by the master program may not be authorized pursuant to either subsection (1) or (2) of this section.*

The master program does not prohibit “office” use.

DECISION – SHORELINE CONDITIONAL USE

The Shoreline Conditional Use application to change a non-conforming restaurant use to a non-conforming office use in the UM Shoreline Environment is **CONDITIONALLY APPROVED.**

ANALYSIS – SHORELINE SPECIAL USE

As described above, the following proposed use is subject to the special use criteria of Section 23.60.032:

- Commercial moorage is allowed as a special use in CW Environment, pursuant to SMC 23.60.484 subject to the special use criteria of Section 23.60.032.

SMC 23.60.032 provides the following:

Uses which are identified as requiring special use approval in a particular environment may be approved, approved with conditions or denied by the Director. The Director may approve or conditionally approve a special use only if the applicant can demonstrate all of the following:

- A. *That the proposed use will be consistent with the policies of RCW 90.58.020 and the Shoreline Policies;*

The Director has determined that the proposed use is consistent with the policies of RCW 90.58.020.

- B. *That the proposed use will not interfere with the normal public use of public shorelines;*

The proposed use will not interfere with the normal public use of public shorelines. There will be no change to the existing pier and the moorage use will be subject to Department of Natural Resource approval and will extend no further than 13 feet from the pier into the waterway and will be consistent with public access standards for the CW Environment, pursuant to SMC 23.60.520.

C. That the proposed use of the site and design of the project will be compatible with other permitted uses within the area;

The proposed moorage use is compatible with commercial uses in this area of Lake Union, including existing moorage facility on west side of property.

D. That the proposed use will cause no unreasonably adverse effects to the shoreline environment in which it is to be located; and

The proposed moorage use is only for a few small boats and limited to relatively small portion of the waterway (no greater than 13' feet from pier) and the requirements of the lease with Department of Natural Resources. The moorage use will utilize the existing pier and thus will require no increase in overwater coverage or additional development in the shoreline. The moorage tenants will be required to follow Best Management Practices for protection of the aquatic environment.

E. That the public interest suffers no substantial detrimental effect.

The public interest will suffer no substantial detrimental effect due to the moorage use as proposed in this project.

Decision – Shoreline Special Use

The Director has determined that the proposed commercial moorage use in the CW Environment meets the Special Use Criteria of SMC 23.60.032 and is **approved**.

Conclusion

Development requiring a Shoreline Substantial Development Permit can only be approved if it conforms to the policies and procedures of the WAC, RCW and with the regulations of Chapter 23.60, Seattle Shoreline Master Program. The specific standards for development in the shoreline environments will be met by the proposed development.

Pursuant to the Director's authority under Seattle's Shoreline Master Program to ensure that development proposals are consistent with the policies and procedures, and conform to specific development standards of the underlying zone, and having established that the proposed use and development are consistent with the Seattle Shoreline Program, the proposal is approved with the conditions listed below.

CONDITIONS – SHORELINE SUBSTANTIAL DEVELOPMENT, SHORELINE CONDITIONAL USE, SHORELINE SPECIAL USE

During Construction

1. Best Management Practices shall be followed to minimize the risk of toxic materials, petrochemicals and other pollutants from entering surface water during construction.

For the Life of the Project

2. No pesticides, herbicides, or chemical fertilizers shall be used along the shoreline and in the newly planted areas for this project shown on plan sets.
3. Best Management Practices for operation of the marina and moorage facilities at this location as shown on plan set sheet BMP-1 shall be followed.
4. Maintain the shallow water and nearshore area clear of debris and structures for the life of the project.
5. All vessels moored at this location shall not encroach further into Waterway 17 than what is depicted on plan sets (Sheet A 0.1) and approved under this permit.

Signature: _____ (signature on file) Date: May 10, 2012
Ben Perkowski, Land Use Planner
Department of Planning and Development

BP:bg

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