



City of Seattle
Edward B. Murray, Mayor

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: 3013613
Applicant Name: Steve Bull with Workshop for Architecture + Design LLC
Address of Proposal: 1938 43rd Avenue East

SUMMARY OF PROPOSED ACTION

Shoreline Substantial Development Application to add a new dwelling unit to an existing commercial building. Project includes changing the use of a 220 sq. ft. portion of existing structure and adding a 908 sq. ft. second story addition for the new dwelling unit. No parking proposed.*

*Note – The project description has been revised from the following original notice of application: Shoreline Substantial Development Application to add a new dwelling unit to existing office building. Project includes changing the use of a 203 sq. ft. portion of existing structure and adding a 925 sq. ft. third story addition for the new dwelling unit. No change to parking.

The following approvals are required:

Shoreline Substantial Development Permit – To allow future construction of an upper level addition to an existing building in an Urban Residential (UR) Shoreline Environment (SMC 23.60)

Variance – To allow less than the required amount of ground level amenity area.
23.45.522.A

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Existing Conditions

This approximately 3,193 square foot (sq. ft.) proposal site is located in the Madison Park neighborhood of Seattle. The property is on the west side of Lake Washington in an Urban Residential (UR) shoreline environment zoned Lowrise 3 Residential-Commercial (L-3 RC). The site is bordered by 43rd Avenue East to the west; Washington State (Department of Natural Resources (DNR) owned Waterway #4 and Lake Washington to the east; and residential properties to the north and south.

Existing development on the subject site is a one-story with basement commercial building built in 1941. General retail sales and service uses are established on both levels of the structure and no parking exists on site.

The subject site abuts one public street right-of-way: 43rd Avenue East. This street is classified as a Collector Arterial pursuant to SMC Chapter 23.53 improved with curbs, sidewalks, gutters and street trees.

The site's topography has a downward sloping condition from west to east resulting in a gradual 9' grade change. An easterly portion of the property is identified as Environmentally Critical Areas (ECA)-Shoreline Habitat Areas.

Area Development

Development surrounding this site consists of mainly residential, recreational and commercial uses. The property south and east of the subject site is also zoned LR3 RC, situated in the UR shoreline environment. Property north of the site is zoned Lowrise 3 (LR3) and is also situated in the UR shoreline environment. Properties west of 43rd Avenue East are zoned Neighborhood Commercial 1 with a pedestrian designation (NC1P-30) and located outside of the shoreline environment.

Proposal

The proposal is to construct a one-story residential addition to the rooftop of an existing one-story with basement commercial building. The proposal also includes modifications of the exterior façade and alterations on the first level of the existing structure to create entrances to the existing commercial tenant spaces and the proposed upper-level apartment residence via the abutting street (43rd Avenue East). No parking is proposed onsite. Per the submitted drawings the construction activity will be located on dry land. No work is proposed over the water.



As previously noted, one residential apartment unit is proposed to be constructed on the rooftop of the existing structure. Upon review of the submitted master use permit (MUP) drawings, it was determined that one aspect of the proposal would not meet current Land Use Code requirements. As a result, construction of the residential apartment unit necessitates a variance from ground level amenity area (SMC 23.45.522.A) requirements. The following chart is a summary of existing and proposed uses, amenity area quantities and requested variance.

USE	REQUIRED AMENITY AREA	PROPOSED AMENITY AREA	VARIANCES
Existing General Retail Sales and Service Use on Basement Level.	Amenity area not required for commercial uses.	Not Applicable.	None.
Existing General Retail Sales and Service Use on First Level.	Amenity area not required for commercial uses.	Not Applicable.	None.
Proposed Residential Use (apartment unit) on the First and Second Levels.	25% of lot area and a minimum of 50% of the required amenity area shall be provided at ground level. This equates to 798.3 sq. ft. total amenity area and 399 sq. ft. of ground level amenity area.	28% of lot area and no ground level amenity area. This equates to 904 sq. ft. total amenity area and no ground level amenity area.	Ground level amenity area standards for apartments in LR zones. (required: 50% of required amenity area – proposed: 0% of required amenity area)

Public Comments

The public comment period for this project originally ended June 14, 2013 and was later renoticed as a revised application which resulted in an additional public comment period ending March 21, 2014. During and after the public comment periods, DPD received several comment letters and emails. The written comments are found in the project file.

Additional Information

Upon review of the applicant’s initial development proposal, DPD received a memorandum dated July 11, 2013 from the City of Seattle Department of Parks and Recreation’s (PARKS) Sr. Real Property Agent (MaryLou Whiteford) regarding the subject property which stated the following information:

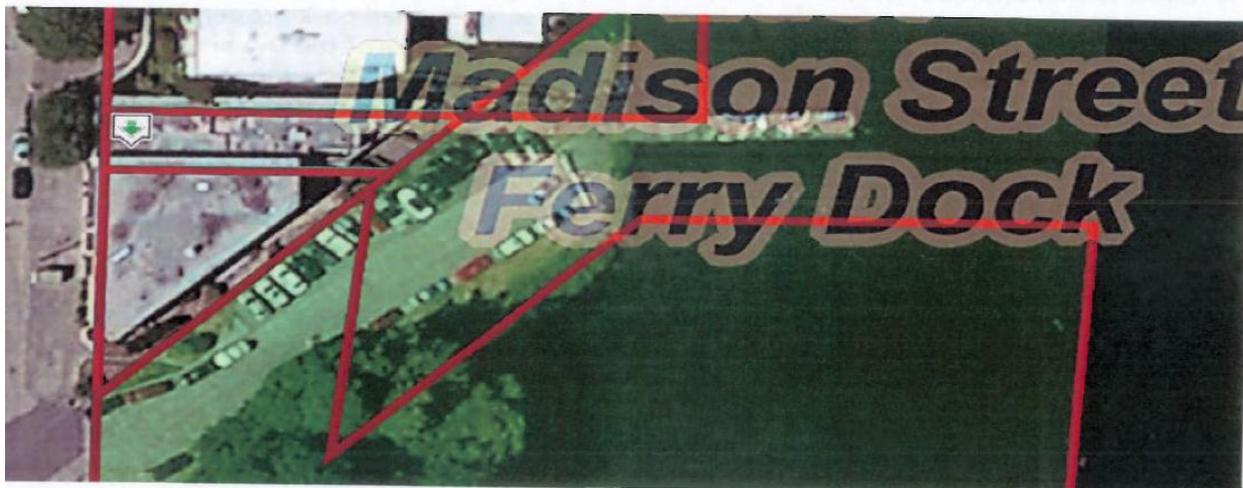
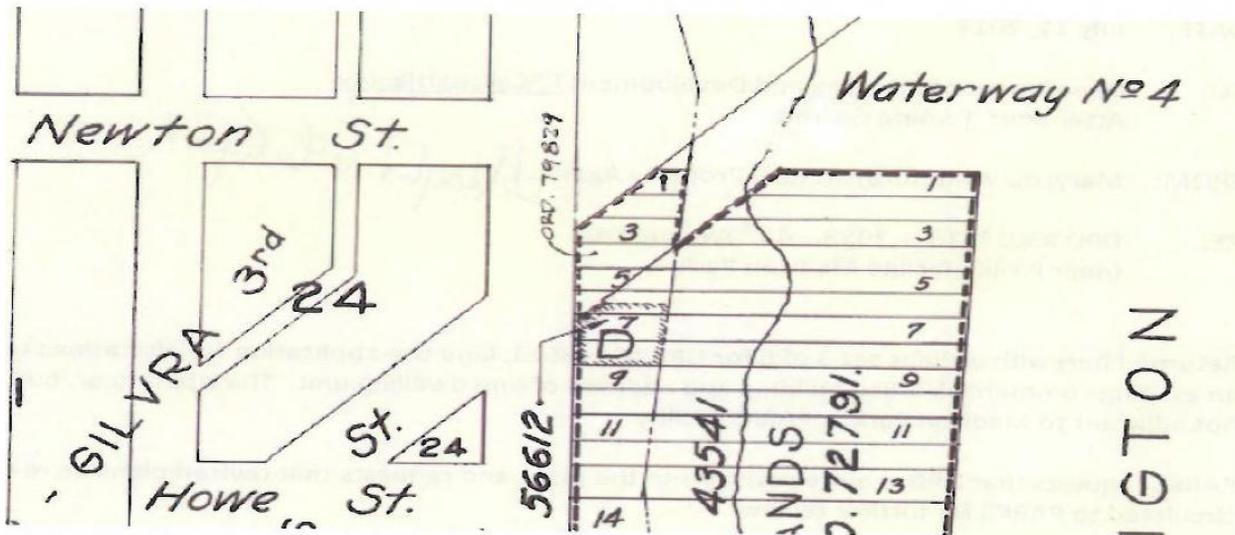
Returned herewith is plans set 3 of 6 for DPD #3013613, land use application for alterations to an existing commercial/office building and addition of one dwelling unit. The site is near, but not adjacent to Madison Park, a PARKS facility.

PARKS requests that DPD require revisions to the plans and requests that revised plans be recirculated to PARKS for further review.

A roadway that appears to be an extension of East Madison Street east of 43rd Avenue East is NOT public street right-of-way. The westerly portion is fee-owned park property and the easterly portion is State-owned Waterway No. 4, under authority of the Department of Natural Resources. The park property, as shown on the map below, was deeded to the City in 1951 by

King County “for the use and benefit of the public,” pursuant to the directives of Ordinance 79450 in November 1950, “accepting the offer of King County to deed the East Madison Street Ferry Dock to the City for park purposes.” The deed was accepted by Ordinance 79829 in March 1951 accepting it “for park purposes” and placing it “in the jurisdiction of the Park Department.”

The plans, as presented, appear to rely on use of the park roadway and the DNR property as access. The Parks Department will not approve use of park property as if it were a street right-of-way. The survey shows existing private improvements (retaining walls and steps) on the DNR property that, to my knowledge, are not permitted by DNR. (The DNR contact person for this area is copied here (Vivian Roach, Aquatic Land Manager, Shoreline District-Aquatic Resources Division).) A new private entry to the proposed dwelling unit is located on the east side of the building. Because the building is at zero lot line at both the north and south property lines, absent an access easement from either of those neighboring properties, it appears the only legal land access to the building is from 43rd Avenue East....”



This memo, in its entirety, can be found in the project file.

In response to PARKS review comments and direct input from DNR (Department of Natural Resources), the applicant addressed the access concern by relocating the apartment entry to front onto 43rd Avenue East and assuring that all construction activity will originate from 43rd Avenue East. As a result of the reconfiguration of the entry, no PARKS or DNR land is needed to access the subject property, nor for any other aspect of the proposed development. Both PARKS and DNR have communicated to the subject property owner that temporary and/or permanent utilization of PARKS and DNR property must be authorized by the appropriate governing authority.

DPD has determined that, due to the subject lot bounded by a street (43rd Avenue East) on the upland side and government-controlled property (DNR) on the waterfront side, the subject property meets the definition of “upland through lot” per SMC 23.60.924.

ANALYSIS – VARIANCE

As provided in SMC 23.40.020, variances from the provisions or requirements set forth in the Seattle Municipal Land Use code shall be authorized only when all of the following facts and conditions are found to exist:

- 1. Because of unusual conditions applicable to the subject property, including size, shape, topography, location or surroundings, which were not created by the owner or applicant, the strict application of this Land Use Code would deprive the property of rights and privileges enjoyed by other properties in the same zone or vicinity;*

The unusual conditions applicable to the subject property are its surroundings and the structure itself. The existing one-story with basement commercial building was originally built in 1941 as an animal hospital with a residential unit. It was constructed as a two level building without setbacks on all sides. The exterior wall facades to the north, south and west are situated on the site’s property lines. The exterior easterly wall facades are setback and step in parallel with the east boundary line at a distance that varies from 3 to 4 feet: however, the upper level deck projects to the east boundary line.

Historically, a residential and commercial use was established at this site until 1979 when the residential use (one unit apartment) was changed to “commercial office space” by permit (#586400) issued September 28, 1979. This site was subsequently rezoned from General Commercial (CG) zone to Multiple Residential Low Density (RM 800) by Ordinance #108487, effective October 5, 1979. That rezone made the commercial use a “legal non-conforming use”. Since October of 1979, this property has been legislatively rezoned three times: from RM 800 to Lowrise 2 (L-2); from L-2 to L-3 RC; and from L-3 RC to its current zoning LR3 RC. DPD documentation indicates that commercial uses have been continuously permitted within the existing structure.

As illustrated on the aforementioned site area map (page 2), the surrounding properties in vicinity of the subject site are zoned Lowrise 3 (LR3), Neighborhood Commercial 1 Pedestrian (NC1P-30') and LR3 RC. The amenity standards for the properties with a residential use located in a commercial zone don't required amenity area to be at ground-level. SMC 23.45.522 exempts residential properties built prior to a specific date and located in the LR3 zone from providing amenity area when adding a residential unit to an existing structure. However, because the subject property includes a commercial use, this code allowance does not apply. The only other existing property in the LR3 RC zone (1928 43rd Avenue East) is established as an apartment building and would also be allowed to add a residential unit without providing amenity area.

The applicant requests to construct a residential addition to an existing structure that was built prior to its classification as a residential zone and, as a result, the existing building footprint is non-conforming to current standards for a structure in the LR3 RC zone. Providing the code-required ground-level amenity area would involve alterations to create access from the structure's upper level and partial demolition (approximately 745 sq. ft. total) of the existing structure. Given this constraint, the applicant would be prevented from constructing the proposal as illustrated per plan without variance relief.

Because of the unusual conditions applicable to the subject property, which were not created by the applicant or owner, the strict application of the Land Use Code would deprive the owner(s) of the rights and privileges enjoyed by other properties in the same vicinity. As noted above, residential properties within close proximity to the subject site have the right to add a unit and not provide ground level amenity area. Also, the location of the existing structure on the lot prohibits the provision of ground-level amenity area without demolition of a portion of the structure. The requested variance would allow no ground level amenity area and the entire amenity area requirement to be provided at the upper level of the existing structure.

- 2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is located;*

The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone. The requested variance to not provide any of the proposed amenity area at ground level for the residential use (quantity noted in the previous chart) is the minimum necessary to afford relief because there is no area available at ground level without demolishing approximately 745 sq. ft. of the existing structure. The required amount of total amenity area will be provided on the rooftop of the existing structure and will be within immediate access and proximity of the residential apartment unit.

- 3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or vicinity in which the subject property is located;*

Granting the variance to allow no ground level amenity area will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the subject property. The variance would result in no change to the ground level of the existing structure and would have minimal impact on the adjacent property or public realm.

The location of proposed residential addition is at the roof level of the existing building and, as proposed, the addition will conform to all other requirements of the zone in respect to structure height, floor area ratio (FAR), setbacks and use. Although the constructed addition would minimally impact the views of some of the properties containing residential units to the north and west, the proposed upper level amenity area, for what the variance is being sought for, meets shoreline view corridor requirements. Therefore, no material detriment to the public welfare is expected if this variance is granted.

4. The literal interpretation and strict application of the applicable provisions or requirements of this Land Use Code would cause undue hardship or practical difficulties;

The literal interpretation and strict application of the applicable provisions and requirements of the Land Use Code, which denies the applicant the ability to pursue the aforementioned residential addition/alteration proposal, would cause undue hardship or practical difficulty. The applicant's survey indicates that 236 sq. ft. of impervious surface exists at the rear of the project site. The landscaped area and metal fencing abutting the site's easterly property line is situated on DNR property (Waterway No. 4). Because of the internal/external configuration and siting of the 1941 building, as well as the site's lot configuration, strict application of the Land Use Code's amenity area standards would necessitate removal of the building structure (inclusive of floor area and decks approximately 745 sq. ft. total) and extensive interior alterations to create a required 399 sq. ft. ground level amenity area that, per code, could only be accessed and utilized by the residents of the proposed apartment unit. Additionally, due to the angled rear lot line, it would be difficult to design a ground level amenity area per the size and minimum dimension requirements noted under SMC 23.45.522.C without removing additional structure.

5. The requested variance would be consistent with the spirit and purpose of the Land Use Code regulations for the area.

The purpose of the Land Use Code is to protect and promote public health, safety, and general welfare through a set of regulations and procedures for the use of land which conforms to the City's land use policies. Procedures are established to increase citizen awareness of land use activities and their impacts and to coordinate necessary review processes. These provisions are designed to provide adequate light, air, access, and open space; conserve the natural environment and historic resources; and maintain a compatible scale within an area.

The applicant is seeking one variance that, if granted, would allow for the construction of a residential addition to an existing commercial building. It is the goal of the City to preserve and maintain the physical character of areas in a way that encourages the reuse and rehabilitation of existing structures; and well as, provide adequate open space. Creation of a residential use at this project site necessitates amenity area. SMC 23.84A.002 "A" states amenity area "*means space that provides opportunity for active or passive recreational activity for residents of a development or structure, including landscaped open spaces, decks and balconies, roof gardens, plazas, courtyards, play areas, and sport courts.*" Per SMC 23.45.522.A.4, the intent of ground level amenity area is that it is to be used by occupants of the residential use. Allowing an upper level residential addition inclusive of a rooftop open space to an existing structure will ensure utilization of amenity area that's solely accessible to the residential occupants of the residential unit. Therefore, the requested variance to not provide ground level amenity area and meet its entire amenity area requirement on the roof is consistent with the spirit and purpose of the Land Use Code.

DECISION - VARIANCE

Based on the submitted plans last updated on February 6, 2014, applicant's materials and the above findings and analysis all of the facts and conditions stated in the numbered criteria of SMC 23.40.020, the requested variance is **GRANTED**.

ANALYSIS – SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Substantial Development Permit Required

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:*

- A. *The policies and procedures of Chapter 90.58 RCW;*
- B. *The regulations of this Chapter; and*
- C. *The provisions of Chapter 173-27 WAC.*

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 the Shoreline Management Act.

A. THE POLICIES AND PROCEDURES 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 to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy contemplates protecting against effects to public health, the land use and its vegetation and wild life, and the waters of the state and their aquatic life, while protecting public right to navigation and corollary incidental rights. Permitted uses in the shoreline shall be designed and conducted in a manner to minimize, insofar as possible, 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 (DOE) is to primarily act 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 adopted a local shoreline master program, codified in the Seattle Municipal Code at Chapter 23.60.

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.

B. THE REGULATIONS OF CHAPTER 23.60

Pursuant to SMC 23.60.064.C, in evaluating whether a development which requires a substantial development permit, conditional use permit, variance permit or special use authorization meets the applicable criteria, the Director shall determine that the proposed use: 1) is not prohibited in the shoreline environment and the underlying zone and; 2) meets all applicable development standards of both the shoreline environment and underlying zone, except where a variance from a specific standard has been applied for and; 3) satisfies the criteria for a shoreline variance, conditional use, and/or special use permits, if required.

SMC 23.60.004 - Shoreline Policies

The Shoreline Goals and Policies which are part of the Seattle Comprehensive Plan's Land Use Element and the purpose and locational criteria for each shoreline environment designation contained in SMC 23.60.220 must be considered in making all discretionary decisions in the shoreline district.

A shoreline use goal is to "Locate all non-water dependent uses upland to optimize shoreline use and access" (Please refer to Shoreline Use Goals, Policy LUG41). An area objective for this portion of Lake Washington is to "protect developed residential and commercial areas in a manner consistent with adopted land use policies" (Please refer to "Area Objectives for Shorelines of Statewide Significance", Policy LU269 1.a). The purpose of the Urban Residential (UR) environment as set forth in Section 23.60.220.C.6 is to "protect residential areas".

The policies support and encourage the establishment of a residential use. The proposed non-water dependent residential use (apartment) to be constructed as an addition to an existing structure on dry land is supported by both the purpose of the UR shoreline environment and the policies set forth in the Land Use Element of the Seattle Comprehensive Plan.

Development Standards

The proposal to construct a residential addition to an existing commercial building to allow a residential use (apartment) is permitted outright in SMC 23.60.546 governing the UR shoreline environment. The proposed action is therefore subject to:

1. *The general development standards for all shoreline environments (SSMP 23.60.152);*
2. *The development standards for uses in the UR environment (SSMP 23.60.570); as well as*
3. *The development standards for Lowrise 3 Residential-Commercial zones (SMC 23.46).*

1. General Development Standards for all Shoreline Environments (SSMP 23.60.152)

The general standards listed in SMC 23.60.152 apply to all uses in the shoreline environment. They require that design and construction of all uses be conducted in an environmentally sound manner, consistent with the Shoreline Master Program (SMP) and with best management practices for the specific use or activity. These general standards of the SMP state, in part, that 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 paving and berming of drum storage areas, 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 with petroleum product capacities of ten thousand five hundred (10,500) gallons or more.
- 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, catch basins 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.

The Stormwater Control Code (SMC 22.800-22.808) places considerable emphasis on protecting water quality. In conjunction with this effort, DPD developed a Director's Rule 16-2009, to apply best management practices (BMPs) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. Due to the extent of proposed work associated with the alteration of the existing structure, the potential exists for impacts to Lake Washington during construction and warrants further discussion.

The proposed project's design to construct an addition to an existing structure that is situated on an upland through lot is consistent with the requirements of this section. The applicant states that all construction activity will originate from the upland side (west) of the property. As proposed, the short-term construction related activities should have no effects on migratory fish routes and shoreline habitat. No long-term effects are expected in association with the proposed residential use. The project complies with the above shoreline development standards and does not warrant further conditioning.

2. Development Standards for UR Environments (SSMP 23.60.570)

As noted above, the proposed apartment unit addition is permitted outright as a residential use in the UR Shoreline environment (SMC 23.60.546). The development standards set forth in the Urban Residential shoreline environment relate to height, lot coverage, view corridors and regulated public access. The proposal conforms to all of the development standards for the UR environment.

3. General Development Standards for Lowrise 3 Residential-Commercial Zone Uses (SMC 23.46)

The project proposal must meet the development standards of the underlying Lowrise 3 Residential-Commercial (LR3 RC), as well as, the designated residential (Lowrise 3) for the residential use. Consequently, the proposal must meet use, location, size, odor, light and glare, parking for the existing commercial uses and the standards of the underlying L3 zone (floor area ratio (FAR), density, height, setback, amenity area, landscaping, structure width, façade length, design standards, parking) for the proposed residential use. The development proposal has been reviewed by a DPD Planner who has determined that the project complies with required development standards except amenity area.

A variance request to allow no ground-related amenity area has been considered in part with this proposal. Analysis of this variance request has been provided earlier in this document. Based on this analysis, the requirements associated with amenity area have been addressed.

C. THE PROVISIONS OF CHAPTER 173-27 WAC

WAC 173-27 establishes basic rules for the permit system to be adopted by local governments, pursuant to the language of RCW 90.58. It provides the framework for permits to be administered by local governments, including time requirements of permits, revisions to permits, notice of application, formats for permits, and provisions for review by the state's Department of Ecology (DOE). As the Seattle Shoreline Master Program has been approved by DOE, consistency with the criteria and procedures of the SMC Chapter 23.60 is also consistency with WAC 173-27 and RCW 90.58.

Summary

Development requiring a Shoreline Substantial Development Permit can only be approved if it conforms to the policies and procedures of the WAC and RCW and with the regulations of Chapter 23.60 of the Seattle Shoreline Master Program.

The project as proposed meets the specific standards for development in the UR environment. It also conforms to the general development standards, as well as the requirements of the underlying zone, therefore should be approved.

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 complies with specific development standards of the underlying zones, and having established that the proposed use and development are consistent with the Seattle Shoreline Program, the proposal is hereby approved.

DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

The Shoreline Substantial Development Permit is **GRANTED.**

SHORELINE SUBSTANTIAL DEVELOPMENT CONDITIONS

None required.

VARIANCE CONDITIONS

None required.

Signature: _____ (signature on file) _____ Date: June 23, 2014
Tami Garrett, Senior Land Use Planner
Department of Planning and Development

TYG:dmm

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