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NOV 13 2015

City of Lake Forest Park

FOR STAFF USE ONLY	
Application Number:	2015-VAR-000
Amount Received:	2,825.00
Receipt Number:	
Balance due. \$10.00	

VARIANCE APPLICATION

Property Owner: THOMAS GRAVA & SANDRA KROPP
 Property Owners Address: 15348 BEACH DR. NE LFP 98155
 Property Owners Phone Number: _____ Cell: 206-778-4965
 Site Address: SAME AS ABOVE
 Tax Parcel Number: 674470-1280
 Owner's Authorized Agent: BURKE JEBRIERE
 Authorized Agent's Address: 19057 NE 162nd PLACE WOODINVILLE
WA. 98072 425-681-1300
 Authorized Agent's Phone Number: _____

FEES MUST BE PAID AT TIME OF APPLICATION

<input checked="" type="checkbox"/> Variance request	<u>\$2,500.00</u>	2,500.00
<input type="checkbox"/> Drainage review fee (as needed)	\$500.00 per lot	200.00
<input type="checkbox"/> Land Use Public Notice Signage Fee	<u>\$200.00</u> + \$25 per add'l posting if required	125.00 ^{SB}
<input checked="" type="checkbox"/> 5% Tech Fee	<u>125.00 + 10.00</u>	10.00 ^{SB}
Total Due:	<u>\$2,835.00</u>	rec'd 11/13/15
Balance due	<u>\$10.00</u>	

The applicant may be responsible for additional fees related to engineering and legal expenses

Zoning classification: RS 7200
 Is the site near the shoreline (within 200 feet): YES
 Comprehensive Plan designation: RS 7200

Circle known utilities / services to the site: (gas, electric, water, sewer, cable, garbage, phone, other)

Grava Variance Lot Coverage and Impervious Surface Calculations
(Revised 8/6/2016)

Lot Coverage –Existing

House Footprint	= 1566 SF	
Existing Garage Footprint	= <u>425 SF</u>	1991SF / 7477 SF of Lot = 26.6%
Total	= 1991 SF	

Impervious Surface – Existing

House w/ roof overhangs	1836 SF	
Existing garage	425 SF	
Existing paved drive w/in prop. line	595 SF	3920 SF / 7477 SF = 52%
Concrete walks / patios / and steps	852 SF	
Stepping stone pathways	<u>212 SF</u>	
Total	3920 SF	

Lot Coverage – Proposed

House Footprint	= 1566 SF	
Proposed Garage Footprint	= <u>600SF</u>	2166 SF / 7477 SF = 28%
Total	2166 SF	

Impervious Surface – Proposed

House w/ overhangs	= 1836 SF	
Garage w/ overhangs	= 742 SF	
Paving	= 595 SF	4237 SF / 7477 SF = 56%
Concrete walks / patios / steps	= 852 SF	
Stepping stone pathways	= <u>212 SF</u>	
Total	4237 SF	

Variance Application Number: 2015-Var-0003

Background Information:

The original home and garage were constructed in their present location in the late 1940's. The current owners purchased the property in 2005 and subsequently remodel the house in 2011.

The existing garage currently encroaches into the King County ROW of the Burke – Gilman Trail by approximately three feet (see attached survey).

The existing garage roof has been leaking for some time and requires replacement. In addition, there is some water damage to the roof structure which requires removal and replacement. King County has approved the replacement/repair of the roof of the garage in its current location (see attached special use permit SUPSr5-0097). However, the LFP building codes requires that:

- (a) the entire structure be brought up to current building codes if the value of the repaired structure increases by more that 50% of its pre-appraised value, which is likely considering the current condition of the building;
- (b) the garage would have to be relocated to meet the current LFP building setback requirements and;
- (c) any structural roofing repairs would require a LFP building permit.

If the owners are going to relocate and rebuild the garage to meet the LFP building standards, they would like to enlarge the garage enough to allow the parking of two cars instead of one (see attached proposed garage plans).

In order the accomplish the repair or rebuilding of the garage the owners will need to obtain a variance for relief from the following LFP building ordiances:

1. A variance from the LFP building setback requirements to allow the structure to sit on the NW corner of the property (see attached site plan) and outside of the King County ROW;
2. A variance from the LFP requirement that the detached structure cannot be located in the front yard without a physical attachment to the house (note that the garage will be 10+ feet from the existing house) and;
3. A variance from the LFP impervious surface requirement to allow the total impervious surface for the existing property plus the new garage to exceed 50 per cent. This would represent an increase of approximately 317 sq.ft. or less than 3 per cent of the total (52% currently to 56% - see attached calculations)

We will provide examples of several similar situations that currently exist, and would like to note that the owners would prefer to improve their garage in its current location but are willing to move it out of the King County ROW if necessary to repair and improve their garage.

Variance Criteria Response – Grava / Kropp

- A. Due to existing neighboring sites with garages existing within the King County ROW and in the front setback area, no special privilege is requested. These site have the shoreline on the east side and the access ROW on the west side – thus useable dry land is limited for actual use.

- B. The variance is needed for a more practical garage width for 2 cars and the ability to access these auto's from inside the garage. The new garage width will be 24 feet wide for a two car garage door and a 3-foot-wide man-door. The garage will be designed with current building practices including structural shear walls for wind and seismic lateral resistance.

- C. The granting of this variance allows an addition to be built on the east side of the existing garage which is away for the ROW and towards the existing single family residence. This would not be materially detrimental to the public welfare since the addition is away from the public spaces and is all on private property. The property already has a rockery retaining wall for the existing garage that would be replaced with a new concrete foundation retaining wall.

- D. This site is located on the shoreline of Lake Washington, which covers 54.9% of the 16,600 sq.ft. site (9,123 sq.ft. water / 16,600) due to location of the actual waterline, the usable area of the site has been compacted due to setbacks from that high water mark of the lake. Relief on the land side of the lake is needed.

- E. The natural character of the topography of the land will not be compromised or made negative by the granting of the variance request. Note that, the garage access / driveway doors face onto the subject property. There is no need for backing out into the street ROW as occurs with other neighbors. The actual backing out of the owner's vehicles occurs on site and will not be altered for the variance request. This fact of using the owner's property for backing and turning is a positive due to being more safe for the public using the Burke-Gilman Trail.

- F. The site's present use, zoning, and comprehensive plan is all consistent as Single Family Residential. This request is for an addition with the front setback and small relief from the impervious surface requirements.

- G. The owners purchased this property in 2005, since that time the owners have remodeled the home and the dock areas that extend onto Lake Washington. The owners understand the requirements regarding actions with previous permits.

- H. The owners understand that this request for a variance, is to meet all terms, conditions, or limitations of the Lake Forest Park Municipal Code, including Title 16, environmental protections; Title 17, subdivisions; and title 18, zoning requirements.

Please provide the requested information: (Attach additional sheets if necessary)

From what section of the zoning code are you requesting a variance?

Lake Forest Park Municipal Code Section(s) TITLE 16, 17 and 18

1. Describe the nature of the variance request. What is proposed? What is the extent of the variance request? Indicate as much specific information as possible.

i. To move the existing garage out of the King County ROW and rebuild a new detached garage within the front setback area in the NW corner of the property. In addition, requested relief from the impervious surface requirements to allow for an increase of approximately 1% above the 50% maximum allowed.

2. What is the proposal's intended outcome?

2. Increased garage width and new sloping roof that is consistent with neighboring properties that have garages in the ROW and in the front setback.

3. Describe the character of the site. Is the site sloped or flat? Is the site wooded and vegetated, cleared or landscaped? Are there any known or potentially environmentally sensitive areas on or near the site, such as steep slopes, wetlands or streams?

3. The existing site is on the Lake Washington shoreline. It has been totally developed with beach, lawn areas, vegetation, existing residence, and existing garage. The existing garage which is detached, sits approximately 4 feet above the house main floor.

4. What is the current use of the site? Describe the surrounding areas (undeveloped, residential, commercial).

4. Developed Residential
