

*Mayor*  
Jeff R. Johnson

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Telephone: 206-368-5440  
Fax: 206-364-6521  
E-mail: [cityhall@ci.lake-forest-park.wa.us](mailto:cityhall@ci.lake-forest-park.wa.us)  
[www.cityoflfp.com](http://www.cityoflfp.com)



*Councilmembers*  
Tom French  
Phillippa M. Kassover  
Mark Phillips  
E. John Resha III  
Catherine Stanford  
Semra Riddle  
John A. E. Wright

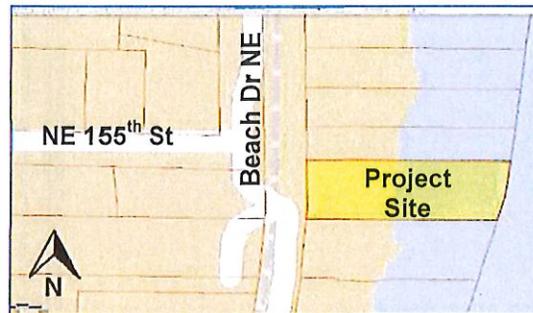
**PUBLIC NOTICE**

**NOTICE OF APPLICATION – ZONING VARIANCE**

**File Number:** 2015-VAR-0003

**Proponent:** Burke deBreiere  
on behalf of Thomas Grava and  
Sandra Kropp

**Location of proposal:**  
15348 Beach Drive NE  
Lake Forest Park, WA 98155  
Parcel #: 6744701280



**Date of Complete Application:** August 9, 2016

**Proposal:** The applicant requests relief from the required front and side yard building setbacks to re-build an enlarged detached garage. The applicant also requests relief from the maximum impervious area threshold. The existing site currently exceeds the 45% allowable impervious surface area, and the new garage is proposed to be 175 square feet larger, which will increase the existing non-conformity by .06%. The portion of the existing garage built within the King County right-of-way will be permanently removed with this proposal.

**Environmental Review:** After review of the proposal and the State Environmental Policy Act (SEPA), the City determined that the proposal is categorically exempt under WAC 197-11-800 (2) (f). A statement of exemption from SEPA was issued on December 10, 2015.

**Public Comment:** Interested parties may comment on this Type-I Variance application by submitting written comments to Lake Forest Park City Hall, 17425 Bothell Way NE, Lake Forest Park, WA 98155 or via email to [aflower@cityoflfp.com](mailto:aflower@cityoflfp.com) no later than the close of the open record public hearing. The hearing date will be announced in a forthcoming public notice.

**Additional Information:** Additional information may be obtained by contacting the Lake Forest Park Planning Department at (206) 368-5440 or at the City's Notices and Announcements webpage ([cityoflfp.com/index.aspx?nid=313](http://cityoflfp.com/index.aspx?nid=313)). Materials related to this proposal may be reviewed at City Hall Monday - Friday 9:00 am - 5:00 pm. Contact Andrea Flower, Principal Planner, at [aflower@cityoflfp.com](mailto:aflower@cityoflfp.com) if you prefer to make an appointment to review the materials with a planner's assistance.

**Notice Date:** 8/30/2016



# Affidavit of Notification – Variance

Permit #: 2015-VAR-0003

Owner of Record: Thomas Grava and Sandra Kropp

Property Address: 15348 Beach Drive NE

I affirm that **notice of application** was:

Posted on-site Date: 8/22/16 Signature: [Signature]  
Date Posted: 8/22/16 Print Name and Title: Jake Tracy, Asst. Planner

Posted at City Hall, Third Place, Library, online Date: 8/30/16 Signature: [Signature]  
Date Posted: 8/22/16 Print Name and Title: Jake Tracy, Asst. Planner

Mailed to property owners within 300 ft Date: 8/30/16 Signature: [Signature]  
Date Mailed: 8/19/16 Print Name and Title: Jake Tracy, Asst. Planner

Published in Newspaper Date: 9/2/16 Signature: [Signature]  
Date Published: 8/23/16 Print Name and Title: Ande Flower, Principal Planner

*Mayor*  
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**PUBLIC NOTICE**

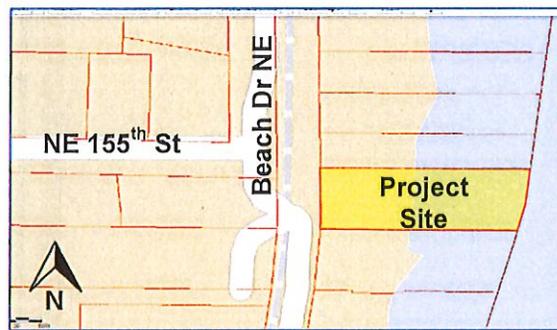
**NOTICE OF HEARING – ZONING VARIANCE**

**Hearing Date:** Tuesday, October 4, 2016 at 1:30 pm in the Lake Forest Room at City Hall

**File Number:** 2015-VAR-0003

**Proponent:** Burke deBreiere  
on behalf of Thomas Grava and  
Sandra Kropp

**Location of proposal:**  
15348 Beach Drive NE  
Lake Forest Park, WA 98155  
Parcel #: 6744701280



**Date of Complete Application:** August 9, 2016

**Proposal:** The applicant requests relief from the required front and side yard building setbacks to re-build and enlarge an existing non-conforming detached garage. The applicant also requests relief from the maximum impervious area threshold. The existing site currently exceeds the 45% allowable impervious surface area, and the new garage is proposed to be 175 square feet larger, which will increase the existing non-conformity by .06%. The portion of the existing garage built within the King County right-of-way will be permanently removed with this proposal.

**The Hearing Examiner will hold the public hearing for this Variance request on Tuesday, October 4, 2016 at 1:30 P.M. The hearing will be held in the City Council Chambers of the Lake Forest Park City Hall, which is located at 17425 Ballinger Way NE, Lake Forest Park, WA 98155.**

**Public Comment:** Interested parties may comment on this Type-I Variance application by submitting written comments to Lake Forest Park City Hall, 17425 Bothell Way NE, Lake Forest Park, WA 98155 or via email to [aflower@cityofflp.com](mailto:aflower@cityofflp.com) no later than the close of the open record public hearing.

**Additional Information:** Additional information may be obtained by contacting the Lake Forest Park Planning Department at (206) 368-5440 or at the City’s Notices and Announcements webpage ([cityofflp.com/index.aspx?nid=313](http://cityofflp.com/index.aspx?nid=313)). Materials related to this proposal may be reviewed at City Hall Monday - Friday 9:00 am - 5:00 pm. Contact Andrea Flower, Principal Planner, at [aflower@cityofflp.com](mailto:aflower@cityofflp.com) if you prefer to make an appointment to review the materials with a planner’s assistance.

**Notice Date:** 9/26/2016

EXHIBIT # 10.4



# Affidavit of Notification – Variance Notice of Hearing

Permit #: 2016-VAR-0003

Owner of Record: Tom Grava & Sandy Kropp

Property Address: 15348 Beach Drive NE

I affirm that **notice of decision** was:

Posted on-site      Date: 9/26/16 Signature: [Signature]  
Date Posted: 9/23/2016      Print Name and Title: Ande Flower, Principal Planner

Posted at City Hall, Third Place, Library, online      Date: 9/26/16 Signature: [Signature]  
Date Posted: 9/23/2016      Print Name and Title: Ande Flower, Principal Planner

Mailed to property owners within 300 ft      Date: 9/26/16 Signature: [Signature]  
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