

**DECISION OF THE
CITY OF LAKE FOREST PARK PLANNING DIRECTOR
REGARDING APPLICATION FOR A
MINOR CRITICAL AREA PERMIT (2022-CAMI-0025)**

FINDINGS

On November 17, 2022, the applicant, Cami Gearhart (the "Applicant"), applied for a minor critical area permit to perform minor excavation and construct a 216 square foot deck addition located in a regulated sloped area and buffer. The application can be considered a minor pursuant to LFPMC 16.16.080 (A (2) (a) because the work will involve the use of hand tools and light equipment.

The single-family parcel is located at 3934 NE 157 PL and is 9,334 square feet and slopes from west to east with grades that are forty percent and above. Access is provided by an access easement and shared driveway to the west. The site is entirely encumbered by steep slope and steep slope buffer.

The existing structure was constructed in 1977. Improvements to the surrounding yard area in the form of retaining walls and paving were also a part of that and subsequent builds. LFPMC 16.16.230 (C) allows for additions to existing structures up to 250 square feet to occur if the added portion is no closer to the critical area. The 216 square foot deck addition is below 250 square feet and fits within this provision. The deck expansion is to occur over existing paving and therefore the project won't change any of the site characteristics relative to the sloped area and buffer. The project essentially adds impervious surface over impervious surface. Excavation will be limited to that which is required to install a pipe pile style foundation system.

CONCLUSIONS

The Applicant's submittals, including written material and plans referenced in the above findings demonstrate that the proposal meets requirements for a minor critical area permit pursuant to LFPMC 16.16. The owner will need to obtain a building permit to perform the construction.

DECISION

The minor critical area permit 2022-CAMI-0025 is approved. If any Finding is deemed to be a Conclusion or vice-versa, the Director adopts it as such.



November 25, 2022

Nick Holland
Senior Planner

Date