

Community Development Director  
Mark Hofman

17425 Ballinger Way NE  
Lake Forest Park, WA 98155-5556  
Phone: 206-957-2824  
Email: [mhofman@cityoflfp.gov](mailto:mhofman@cityoflfp.gov)  
[www.cityoflfp.gov](http://www.cityoflfp.gov)



## NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT FOR A REASONABLE USE EXCEPTION (RUE) APPLICATION

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**File Number:** 2021-RUE-0001

**Proponent:** Mark Garey

**Permit Type:** Reasonable Use Exception (Type I – Quasi-Judicial Decision of the Hearing Examiner, per LFPMC Section 16.26.030)

**Location of proposal:** Address not yet officially assigned; Parcel # 4022900497

**Zoning:** RS-9.6, Single-Family Residential, Moderate/High

**Proposal:** The applicant is seeking a reasonable use exception from critical area regulations to construct a single-family residence and attached garage with a 1,100 square foot footprint on an existing legal lot of record containing a fish-bearing stream, buffer, and associated steep slopes. Access improvements, critical area mitigation, and stormwater facilities are also included in the proposal.

**Code Administrator's Recommendation:** Denial, as currently proposed

**Application Date:** May 20, 2021

**Date of Complete Application:** October 25, 2021

**Date and Format of Open Record Public Hearing:** March 19, 2025 at 6pm. This hearing will be conducted virtually using Zoom Webinar and in person at Lake Forest Park City Hall, 17425 Ballinger Way NE, Lake Forest Park, WA 98155 in the Council Chambers. The following link can be used to participate in the hearing virtually: <https://us06web.zoom.us/j/87017153147>

**Other Major Approvals Needed:** Tree Permit, Critical Area Work Permit, Building Permit, Clearing and Grading Permit, Right of Way Permit.

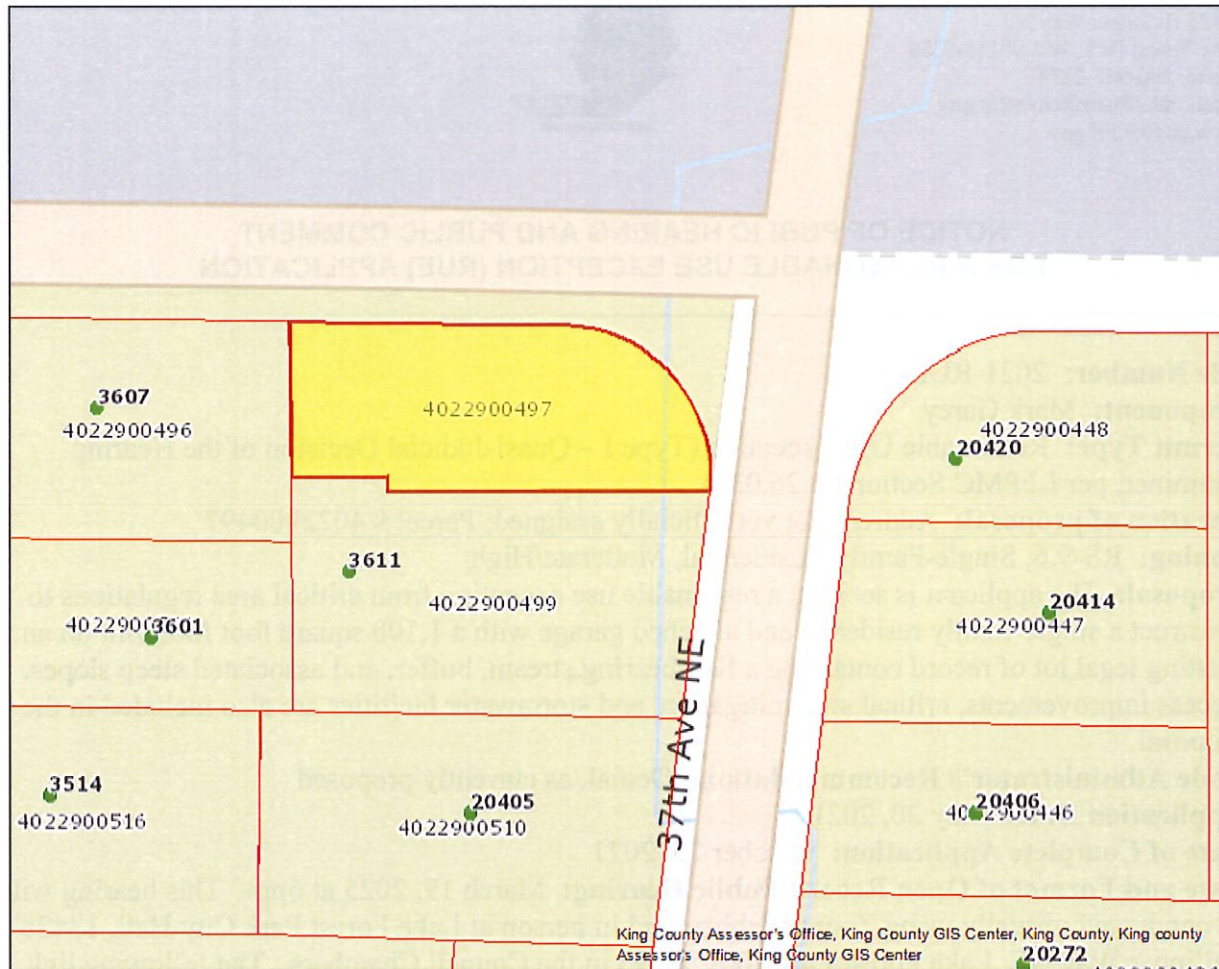
**Environmental Review:** A mitigated determination of nonsignificance (MDNS) was issued under WAC 197-11-350 on July 19, 2024. No appeals were received on the determination.

**Public Comment:** Interested parties may comment on this application by submitting written comments to Lake Forest Park City Hall, 17425 Bothell Way NE, Lake Forest Park, WA 98155 or via [dgreetham@cityoflfp.gov](mailto:dgreetham@cityoflfp.gov) up to and including the hearing. Oral comment will be accepted at the hearing.

**Additional Information:** Additional information may be obtained by contacting the City of Lake Forest Park Community Development Department at (206) 957-2824 or at the City's Notices and Announcements webpage ([www.cityoflfp.com/313/Notices-and-Announcements](http://www.cityoflfp.com/313/Notices-and-Announcements)). Hearing exhibits and materials related to this proposal may be reviewed at <https://www.cityoflfp.gov/690/Garey-Reasonable-Use-Exception-RUE>, or at City Hall Monday through Friday at the hours of 9:00 am to Noon and 1pm to 3:00 pm. Contact David Greetham at [dgreetham@cityoflfp.gov](mailto:dgreetham@cityoflfp.gov) if you prefer to make an appointment to review the materials with a planner's assistance.

**Notice Date:** March 4, 2025

## Vicinity Map & Project Site





# Affidavit of Notification –

## Notice of Hearing & Comment Period for Garey RUE

Permit #: 2021-RUE-0001 Hearing Date: Wednesday, March 19, 2025, 6pm

Owner of Record: Mark Garey

Property Address: Address not assigned, corner of NE 205<sup>th</sup> St. and 37<sup>th</sup> Ave NE; Parcel Number 4022900497

I affirm that notice of hearing and comment period was:

☒ Posted on-site Date: 3/4/25 Signature: Mark Hofman  
Date Posted: 2x 3/4/2025 Print Name and Title: Mark Hofman, Community Development Director

☒ Posted at City Hall, Third Place, Library Date: 3/4/25 Signature: Mark Hofman  
Date Posted: 3/4/25 Print Name and Title: Mark Hofman, Community Development Director

☒ Posted online/web Date: 3/4/25 Signature: Mark Hofman  
Date Posted: 3/4/25 Print Name and Title: Mark Hofman, Community Development Director

☒ Published in Newspaper Date: 2/28/25 Signature: Mark Hofman  
Date Posted: 3/4/25 Print Name and Title: Mark Hofman, Community Development Director

☒ Mailed to owners of properties w/in min. 300' Date: 3/3/25 Signature: Mark Hofman  
Date Posted: 3/3/25 Print Name and Title: Mark Hofman, Community Development Director

☒ Emailed to Parties of Record Date: 3/4/25 Signature: Mark Hofman  
Date Posted: 3/4/25 Print Name and Title: Mark Hofman, Community Development Director

☒ Emailed to Applicant Date: 3/5/25 Signature: Mark Hofman  
Date Posted: 3/5/25 Print Name and Title: Mark Hofman, Community Development Director



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(No subject)

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From Mark Hofman <mhofman@cityofflp.gov>

Date Tue 3/4/2025 4:34 PM

To Mark Hofman <mhofman@cityofflp.gov>

*Site Posting - 2 locations/side & front yard of project site.*



Sent from my iPhone

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Re: 93637 - Legal Ad

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From Mark Hofman <mhofman@cityofflp.gov>

Date Fri 2/28/2025 2:51 PM

To Legals <legals@seattletimes.com>

Thank you, all good



**Mark Hofman, AICP** | Community Development Director  
City of Lake Forest Park  
17425 Ballinger Way NE | 206-957-2824  
[www.cityofflp.gov](http://www.cityofflp.gov)

---

**From:** Legals <legals@seattletimes.com>

**Sent:** Friday, February 28, 2025 2:42 PM

**To:** Mark Hofman <mhofman@cityofflp.gov>

**Subject:** RE: 93637 - Legal Ad

Hi Mark,

This notice is scheduled to publish on March 4, the total is \$181.50.

**NOTICE OF PUBLIC HEARING AND  
PUBLIC COMMENT  
FOR A REASONABLE USE EXCEPTION  
(RUE) APPLICATION**

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I - Quasi-Judicial Decision of the Hearing  
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an appointment to review the materials with a  
planner's assistance.

**Notice Date:** March 4, 2025

Newspaper of Record: Seattle Times  
March 4, 2025

Thank you,

**Holly Botts** (she/her)

Legal Advertising Representative

p: (206) 652-6018

e: [legals@seattletimes.com](mailto:legals@seattletimes.com)

**The Seattle Times**

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Smart marketing with local impact



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Mark Hofman

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Email: mhofman@cityoflfp.gov  
www.cityofLFP.gov



\* 28 Mailed  
Mon. March 3, 2025

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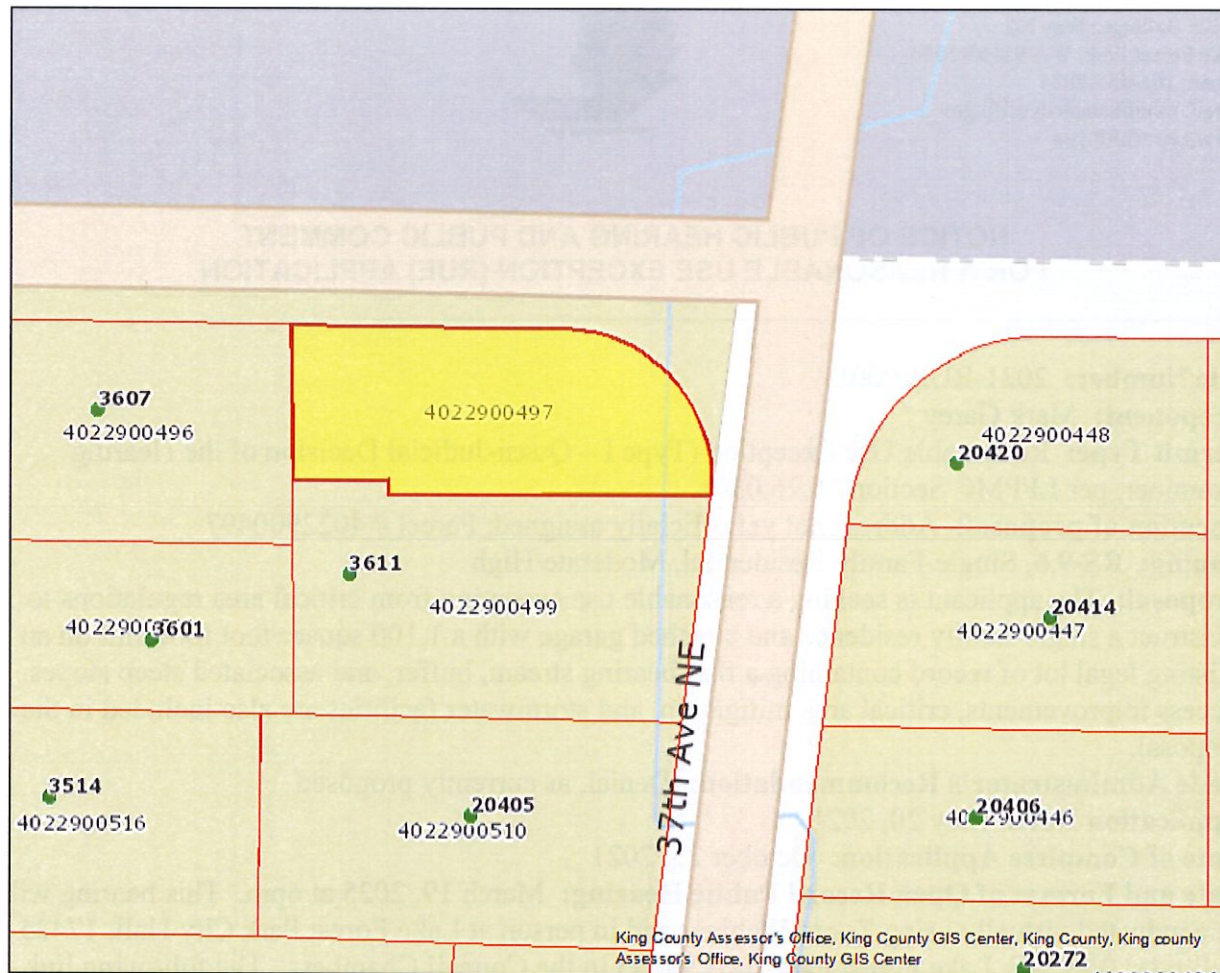
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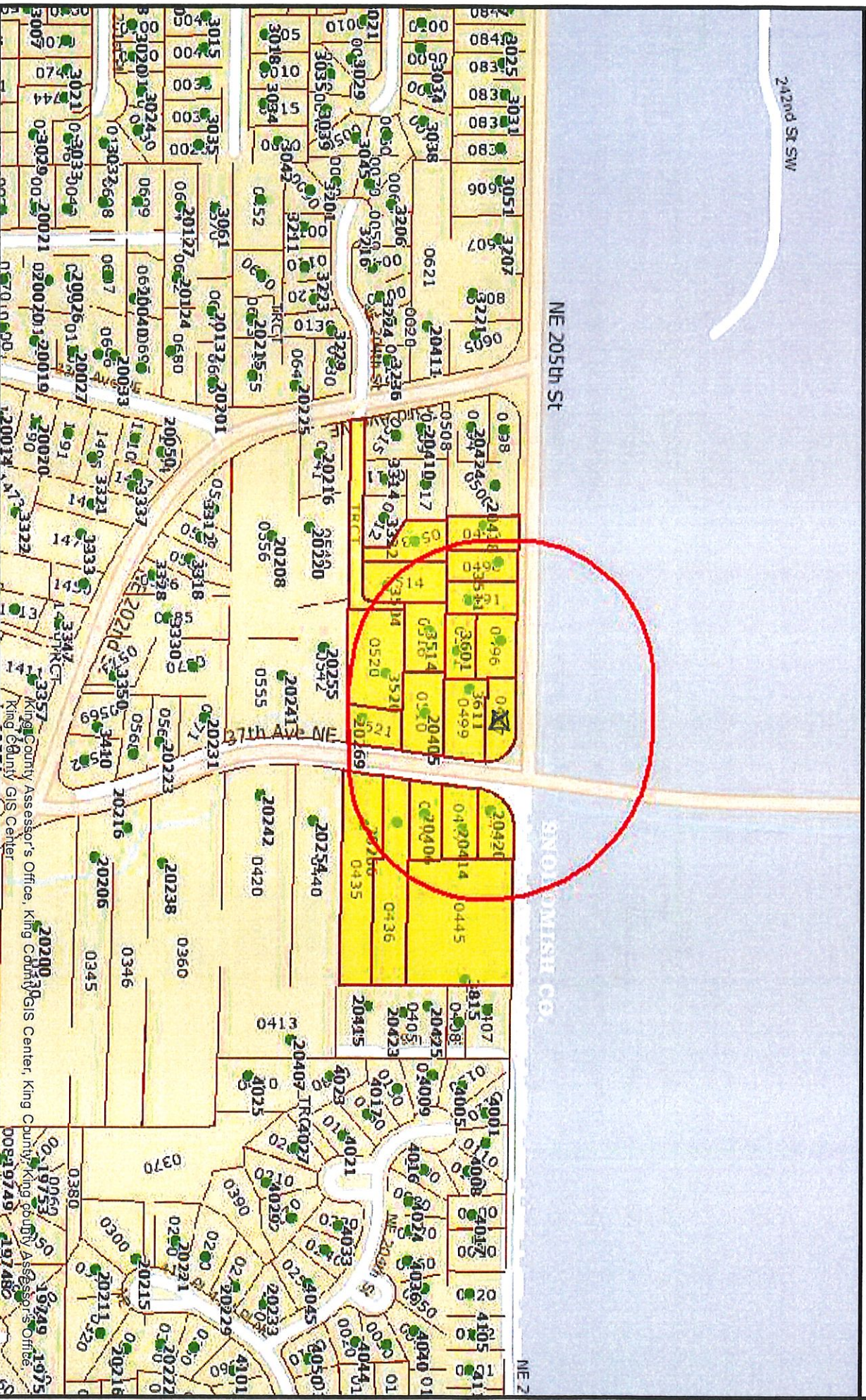
**Notice Date:** March 4, 2025

## Vicinity Map & Project Site





# King County



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 2/28/2025

King County

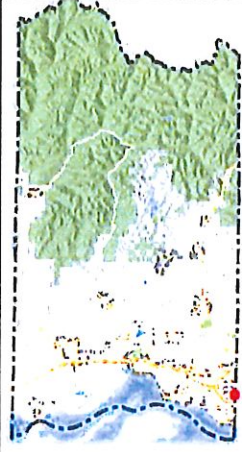




19 Mixed-Mon. March 3, 2025

Parcel number	Taxpayer name	Parcel address	Jurisdiction	Zip code	Appraised value
4022900435	KWAN AMELIA+MENARD DARCY	20266 37TH AVE NE	LAKE FOREST PARK	98155	683000
4022900436	MENARD DARCY & KWAN AMELIA	20272 37TH AVE NE	LAKE FOREST PARK	98155	711000
4022900445	ANGUS BEVAN & JULIANNE ROSE	3815 NE 205TH ST	LAKE FOREST PARK	98155	871000
4022900446	SINGH SIDDHARTH _JUVEKAR P	20406 37TH AVE NE	LAKE FOREST PARK	98155	700000
4022900447	PAK KUM T	20414 37TH AVE NE	LAKE FOREST PARK	98155	731000
4022900448	BLAESING JARROD L	20420 37TH AVE NE	LAKE FOREST PARK	98155	827000
4022900490	WILLOX JOHN F+JILL TURNER	3505 NE 205TH ST	LAKE FOREST PARK	98155	612000
4022900491	ANDERSON LAWRENCE P+KATHLEEN	3511 NE 205TH ST	LAKE FOREST PARK	98155	803000
4022900495	TIBBETTS ANGELA & GLENN	20418 33RD AVE NE	LAKE FOREST PARK	98155	825000
4022900496	AUGER RICHARD	3607 NE 205TH ST	LAKE FOREST PARK	98155	476000
4022900497	GAREY MARK J	#Error	LAKE FOREST PARK		18000
4022900499	JANG JOLENE K	3611 NE 205TH ST	LAKE FOREST PARK	98155	739000
4022900501	AUGER RICHARD+STACEY A	3601 NE 205TH ST	LAKE FOREST PARK	98155	760000
4022900510	EVANS JASON RUSSELL+CORRIE	20405 37TH AVE NE	LAKE FOREST PARK	98155	638000
4022900513	WEBER CAROL J	3502 NE 204TH ST	LAKE FOREST PARK	98155	635000
4022900514	MEYER BENT	3504 NE 204TH ST	LAKE FOREST PARK	98155	616000
4022900516	ANDERSON JOHN C+JOYCE T	3514 NE 204TH ST	LAKE FOREST PARK	98155	729000
4022900520	DICENZO LINDA	3520 NE 204TH ST	LAKE FOREST PARK	98155	778000
4022900521	THIEL KATERINA L	20269 37TH AVE NE	LAKE FOREST PARK	98155	627000

02-28-2025

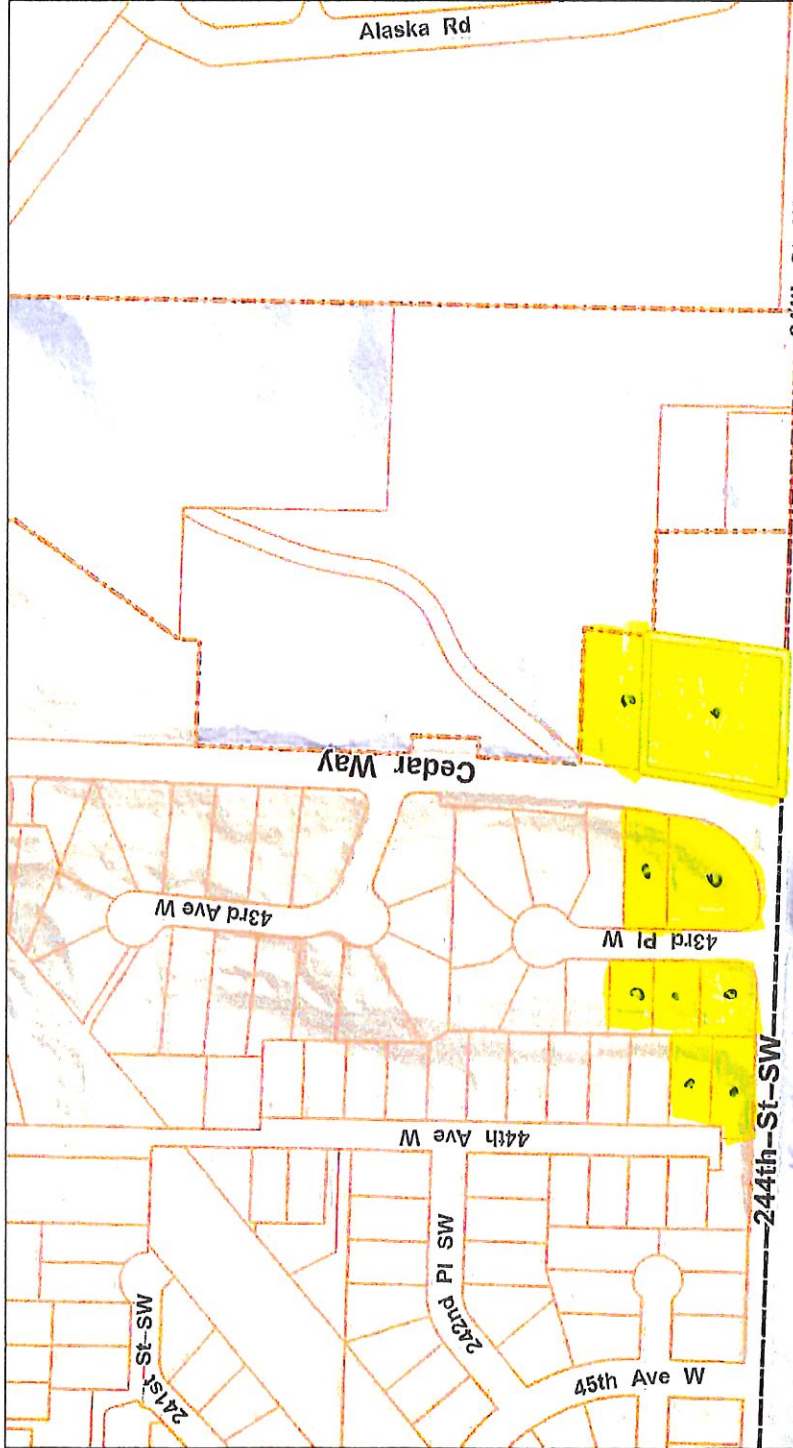


## Legend

- Parcel
- Recent Sales 2025
- Recent Sales 2024
- Recent Sales 2023
- City Boundary
- County Park
- National Forest
- Water
- Street Types**
  - Interstate
  - State Route
  - Local Road

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. The Data is provided as a service to the public and is not intended to be used for legal purposes. The Data is provided "as is" without any warranty, express or implied, of accuracy, completeness, or quality of the Data. The Data is provided for informational purposes only and is not intended to be used for legal purposes. The Data is provided for informational purposes only and is not intended to be used for legal purposes. The Data is provided for informational purposes only and is not intended to be used for legal purposes.

Map Title



*9 Mailed - Mon. March 3, 2025*

0 321 643 Feet

2/28/2025





**Garey Notice of March 19, 2025 Public Hearing**

**Emailed parties of record, commenters, and requestors of notice**

Email sent by Mark Hofman, Community Development Director, at 5:03 pm, Tuesday, March 4, 2025 with the following email addresses BCC'd:

jolene@jolenejang.com  
waterite@uw.edu  
pamela8clough@gmail.com  
cristin888@gmail.com  
benson.dan@gmail.com  
jangnt@gmail.com  
darrows@gmail.com  
nicole.dunscumb@gmail.com  
execdir@issaquahfish.org  
jnemats@gmail.com  
deressealmamaw@yahoo.com  
kan65@msn.com  
elizabeth.mooney@comcast.net  
tlbanaszynski@yahoo.com  
leonardgoodisman@gmail.com  
bandesaunders@comcast.net  
vwaters@gmail.com  
kevinphenry21@gmail.com  
corrieann2@yahoo.com  
amy\_estes@yahoo.com  
rossbb@comcast.net  
kim.josund@gmail.com  
bo@bofrank.com  
joey.krikorian@icloud.com  
hpwindish@gmail.com  
pmcguire@prodigy.net  
garyberch@aol.com  
tammylianu@gmail.com  
chris@chrisclasen.com  
info@lfpsf.org  
chevydave@gmail.com  
kathynielson1942@gmail.com  
preservationdept@duwamishtribe.org  
thortoncreekalliance@gmail.com  
sepa@parks.wa.gov  
SPW-ExternalRFR@snoco.org

janiece@abetterdaysalon.com  
lore.randall@ecy.wa.gov  
madlynlarson@gmail.com  
ashton@dimarinc.com  
cecile@duwamishtribe.org  
jkaje@comcast.net  
doug.hennick@gmail.com  
corrieann2@yahoo.com  
vicki@vickiscuri.com  
jeanreid2015@gmail.com  
adelle\_nolan@hotmail.com  
mandymoo1973@yahoo.com  
byron37@comcast.net  
ckdoddlp@hotmail.com  
cbbarnes@comcast.net  
benson.dan@gmail.com  
danalcampbell@hotmail.com  
joleen@borgerding.info  
laithr777@gmail.com  
lsmccarthy@gmail.com  
gevarre@gmail.com  
salleygardens9@gmail.com  
msphillips1@comcast.net  
fletcherrgm@gmail.com  
robiannelober@gmail.com  
sally.yamasaki@gmail.com  
paula.m.goode@gmail.com  
emily@pugetsoundkeeper.org  
julian@andermac.org  
michelleg18@frontier.com  
bfschuess@comcasr.net  
kldoutt@gmail.com  
dlezon@comcast.net  
heiseya@gmail.com  
kphmediallc@gmail.com  
jbent@avvanta.com  
tfurutani@cityoflfp.gov  
R4Splanning@dfw.wa.gov  
jesse.dykstra@dfw.wa.gov  
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Miles.Penk@dfw.wa.gov  
glen.stamant@muckleshoot.nsn.us  
fino@shorelinefire.com  
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sloyuk@kenmorewa.gov  
snokingwatershedcouncil@gmail.com  
KEIC461@ECY.WA.GOV