

FINDINGS AND DECISION  
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

In the Matter of the Appeal of

BEVERLY J. ANDERSON

FILE NO. W-77-004

from an environmental determination  
of the Superintendent of Buildings

The appeal is DENIED and the determination  
of the Superintendent of Buildings is affirmed.

Introduction

The appellant, Beverly J. Anderson, filed an appeal from a declaration of non-significance prepared by the Superintendent of Buildings, hereinafter Superintendent, with regard to a proposed action to construct a pier extension of approximately 162 feet to an existing dock at 2448-52 Westlake Avenue North.

The appellant exercised her right to appeal pursuant to Section 20, Ordinance 105735.

This matter was heard before the Hearing Examiner on April 13, 1977.

After due consideration of the evidence elicited during the public hearing, the following findings of fact and conclusions shall constitute the decision of the Hearing Examiner on this appeal.

Findings of Fact

1. The subject property is located on the west side of Lake Union at 2448-52 Westlake Avenue North and consists of an existing dock that provides moorage for boats and houseboats. The northern side of the dock extends for 358.97 feet from the shore and provides access to several house boats along the length of the dock. The southern side of the dock extends for 195.81 feet and provides boat moorage slips.

2. The applicant proposes to extend the pier on the south side of the dock for an additional 162 feet so that it would be approximately even with the existing house boats on the north side. The pier extension would provide for four moorage slips which would be used in conjunction with a boat sales operation that utilizes the existing moorage spaces.

3. The appellant, who lives in a houseboat on the affected pier, filed a timely appeal. The main issues raised by the appellant and supporting witnesses related to possible view obstruction, water and air pollution and a shortage of parking in the area.

Conclusions

1. An Environmental Impact Statement is required pursuant to the provisions of the State Environmental Policy Act (SEPA) only when there is a major action that would have a significant adverse impact on the environment. An adverse impact is significant whenever more than a moderate affect on the quality of the environment is a reasonable probability.

2. In this case the appellant has failed to demonstrate by any credible evidence that the proposed action will have any significant adverse impact on the quality of the environment. The proposed action involves a small area (a 162 foot extension) and parallels an existing dock. Only four moorage slips will be added so the increased density will be very minimal. It is clear from the record that the proposed action will not be major and there has been no showing that it will result in any significant impacts.

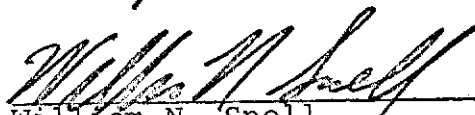
3. The issues raised by the appellant are identified in the environmental checklist. Some minor increase in noise, air and water pollution and view blockage will result from the proposed addition. Parking will be provided as required in the zoning code. However, the appellant has failed to show how any of the issues raised in the appeal are of such significance as to require an Environmental Impact Statement.

4. Any project of this nature will result in some minor changes in the natural environment. However, the type of detailed analysis required in an Environmental Impact Statement is reserved for actions that will clearly impact the environment in some major and significant way.

Decision

The appeal is DENIED and the determination of the Superintendent is affirmed.

Entered this 27th day of April, 1977.

  
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William N. Snell  
Hearing Examiner