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November 2, 2015

Via E-Mail: CGeitz@kirklandwa.gov

Christian Geitz
Planning and Building Department
City of Kirkland
123 5th Ave
Kirkland, WA 98033

Re: 8331 NE Juanita Drive; Permit SHR15-01187

Dear Ms. Geitz:

Please consider this note a formal comment of opposition to the proposed pier at 8331 NE Juanita Drive, based on permit SHR15-01187. I believe this permit needlessly exceeds our city's maximum pier length, which will cause the development to be both unsightly and burdensome upon nautical navigability.

First considering aesthetics, Mr. Evans' proposed pier would dwarf the other existing piers along the Lake Washington waterfront. The pier is needlessly long, and its length could easily be reduced to both conform to Kirkland Zoning Code 83.270, which sets the maximum length for piers at 150 feet. Mr. Evans' proposed development is already dramatically reshaping the property he has purchased and I have become accustomed to living beside for over a decade. While I recognize some aesthetics will be sacrificed with development of the 8331 NE Juanita Drive property, this pier dwarfs all other piers/docks up and down the shoreline. To say the least, this pier will be terribly unsightly.

Kirkland Zoning Code 83.270 also requires that "piers or docks extending farther waterward than adjacent piers or docks must demonstrate that they will not have an adverse impact on navigation." As an avid boater with a pier extending from my own property, Mr. Evans' proposed oversized pier could hamper my ability to navigate by boat to my own property from the easterly Juanita Bay. As can be seen from the attached photo, the proposed pier not only juts out at what is arguably the southeasterly point of the land onto Lake Washington, but would potentially hamper access to my own property, located just to the southwest of his parcel adjacent to the water. After reviewing the records my office has received, I am not convinced that Mr. Evans has satisfied his burden of proving that the dock will not hamper nautical navigation. I believe that a reduction in the length of the dock and the community – to a distance that is germane with existing piers adjacent to Mr. Evans' property – is the only way this can be accomplished. The needless length of this pier could pose safety and navigability concerns for myself, my family, and other Lake Washington boaters.

Christian Geitz
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I am all for the Evans' developing their property and getting a pier. The pier should be in conformance with the surrounding community.

Thank you for considering my comments to this proposed, and please let me know if there is any further questions I can answer. I believe that with a reduction in the piers length, my concerns about both aesthetics and navigability can be obviated.

Sincerely,

OSBORN MACHLER



Simeon L. Osborn

Owner of 8321 NE Juanita Drive

SJO/krb

