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APR 30 2012

SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT

See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

DEVELOPMENT & PLANNING

PROPERTY OWNERS: ROBERT & LAUREN LEVINSON

STREET ADDRESS 74 PATTIS PLACE

MAIL ADDRESS IF DIFFERENT P.O. Box 1252

☒ If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail vertical bob@hotmail.com

TAX PARCEL NUMBER(S) 451122 001000

ISLAND SAN JUAN

MANAGEMENT AREA STRAIT OF JUAN DE FUCA

REACH NUMBER 241 (FROM MAP index 37)

PROPERTY CONTEXT -Broad scale **Attachment 1**

(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

1 PHOTO

PROPERTY CONTEXT (Close Scale) **Attachment 2**

(Google Earth or Map quest showing site and adjoining properties)

(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

2 PHOTOS

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

3 PHOTOS

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.

Yes___, NO___ (Refer to reach characteristics in the text and appendices)

If not why not. NOT SURE

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very important document, as it contains the President's views on the state of the Union and the progress of the war.

2. The second part of the document is a report from the Secretary of the War Department, dated January 10, 1862. It contains a detailed account of the military operations of the Army during the year 1861.

3. The third part of the document is a report from the Secretary of the Navy Department, dated January 10, 1862. It contains a detailed account of the naval operations of the Navy during the year 1861.

4. The fourth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

5. The fifth part of the document is a report from the Secretary of the Department of the Treasury, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

6. The sixth part of the document is a report from the Secretary of the Department of the State, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

7. The seventh part of the document is a report from the Secretary of the Department of the War, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

8. The eighth part of the document is a report from the Secretary of the Department of the Navy, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

9. The ninth part of the document is a report from the Secretary of the Department of the Interior, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

10. The tenth part of the document is a report from the Secretary of the Department of the Treasury, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

11. The eleventh part of the document is a report from the Secretary of the Department of the State, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

12. The twelfth part of the document is a report from the Secretary of the Department of the War, dated January 10, 1862. It contains a detailed account of the operations of the Department during the year 1861.

Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO ☒

YES _____ please specify _____

IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO ☒

YES _____

IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO _____

YES _____ AT PAGE(S) _____

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES ☒

NO _____

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO _____

YES _____ AT PAGE(S) _____

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

_____ Less than one acre, ☒ one acre to less than five acres _____, five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN _____, RURAL ☒, CONSERVANCY _____ NATURAL _____

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

COMPREHENSIVE PLAN _____?

ZONING _____?

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES _____

NO ☒

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES _____

NO ☒ _____

OTHER COMMENTS AND OBSERVATIONS ATTACHED

MAP 22A SHOWS A BULKHEAD ON MY PROPERTY, THERE IS NO BULKHEAD, THE SHORELINE IS ROCKY.

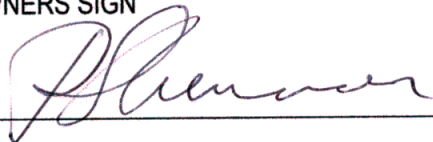
THE MAPS ARE NOT TO A SCALE WHERE ANYONE CAN CLEARLY MAKE THE COLOR CORRECTION. I ALSO RESERVE THE RIGHT TO AMEND THIS PACKAGE IN THE FUTURE

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HERewith BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(CHECK IF APPROPRIATE) ☒ AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN



PRINT

ROBERT LEVINSON

ATTACHMENT 1

San Juan County - Polaris Property Search

Map Scale: 1"=30'

Map Contents

Search

Find Address
Find Road
Find Parcel
Find Island

Search Results (Right click to zoom)

Clear All

☒

74 pattis place (No results found)

Your search produced no matching results. Check your spelling or try different words.

Overview Map

My Maps

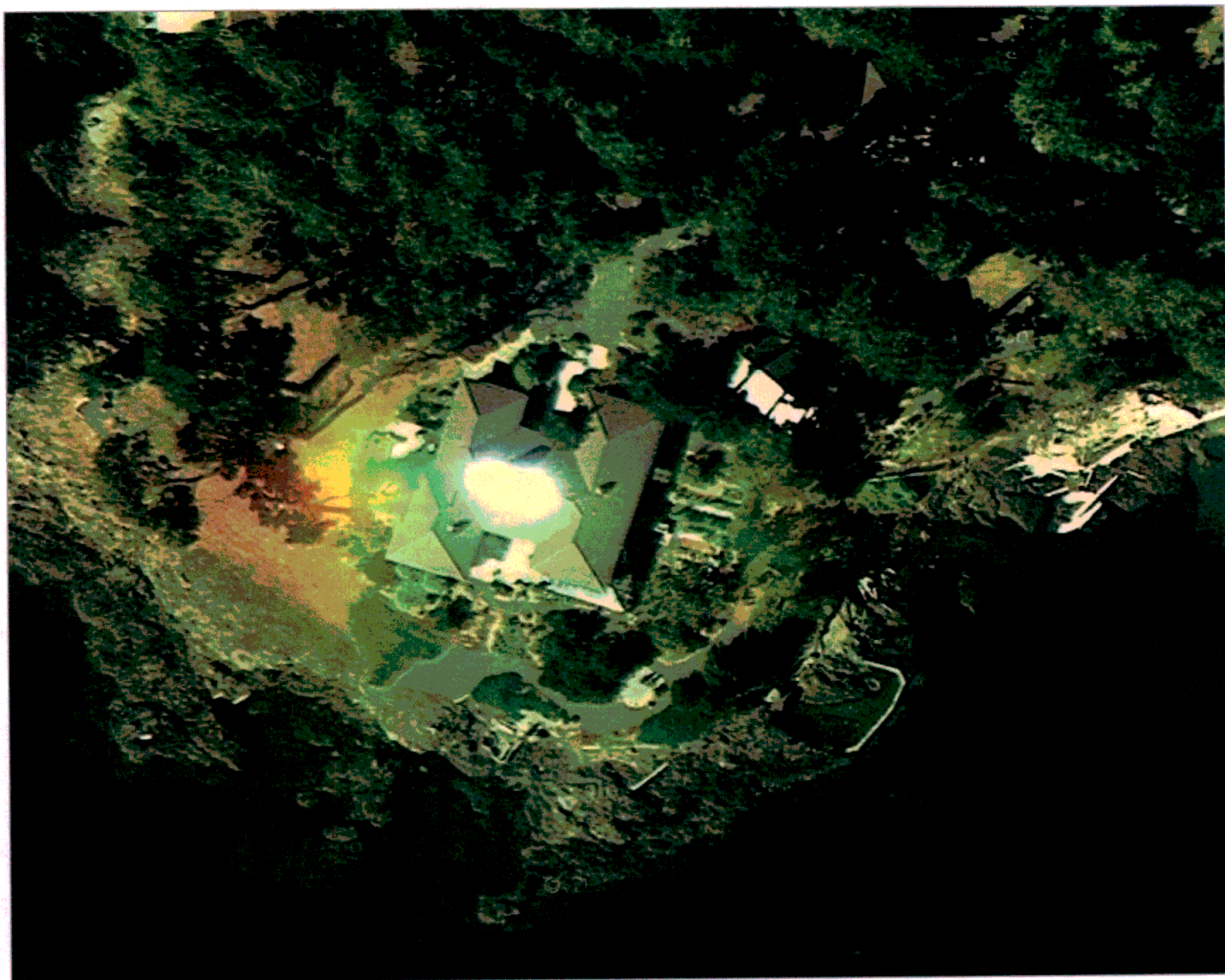
Instructional Videos | FAQ | Help | San Juan

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ATTACHMENT 2A



San Juan Island, San Juan, WA



West Gully with top of stairs



Stairs on West Gully



Crib Wall Garden



Garden at south side of main house



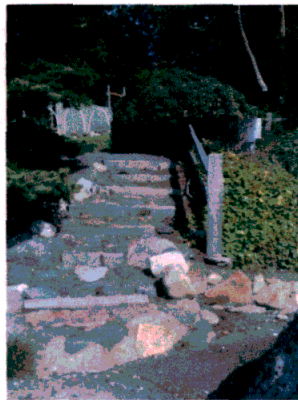
Fire Pit and Wall



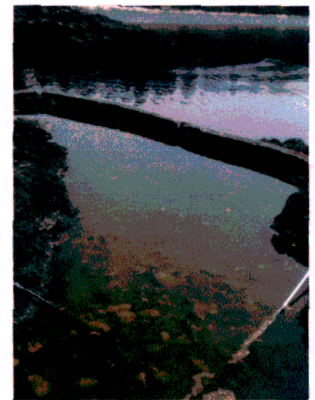
South Garden with Green House in Rear



Stone Patio with Veg. Garden in Rear



Stone Stair East side



Seaside Pond



CONCRETE TANKS ABOVE POND



STONE WALL
EAST SIDE



TANKS WITH CONCRETE VAULT
BELOW

ATTACHMENT 3B



Seaside Pond



Seaside Pond with Elec. Box



Seaside Garden looking West



Seaside Garden looking East



Stone Patio East Side



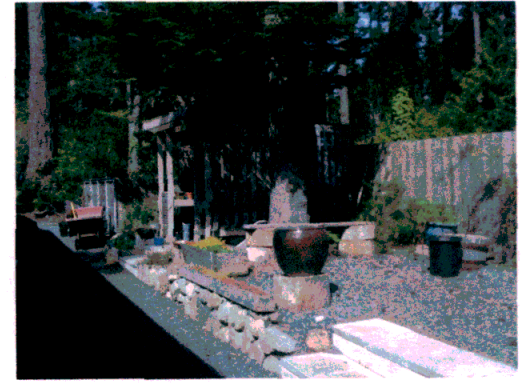
Fence and Stone Walk East Side



Catchment Water Tank behind Garage



Desalinization building



Potting Shed and Nursery Area



EQUIPMENT SHED & WATER TANK



LANDSCAPE MATERIAL BIN



Low Tide looking West



Low Tide Looking northwest



Low Tide looking Northwest



Low Tide looking Noth west



Low Tide looking Wet



Low Tide looking Northeast



Low Tide looking west on east side

Low Tide on 4/29/2012 @ 6:30 PM
Tide @ $1\frac{1}{2}' \pm$