WAC 173-27-140  Review criteria for all development.  (1) No au-
thorization to undertake use or development on shorelines of the state
shall be granted by the local government unless upon review the use or
development is determined to be consistent with the policy and provi-
sions of the Shoreline Management Act and the master program.
(2) No permit shall be issued for any new or expanded building or
structure of more than thirty-five feet above average grade level on
shorelines of the state that will obstruct the view of a substantial
number of residences on areas adjoining such shorelines except where a
master program does not prohibit the same and then only when overrid-
ing considerations of the public interest will be served.

[Statutory Authority: RCW 90.58.140(3) and [90.58].200. WSR 96-20-075
(Order 95-17), § 173-27-140, filed 9/30/96, effective 10/31/96.]