

RE: Public Notice of Application
File No: 2402-089
Subject Property: 6175 S.E. 27th ST., Mercer Island, WA 98040

To Whom It May Concern,

My name is Michael Leavitt, and I am the owner of the property located at 6103 S.E. 27th ST., Mercer Island, WA 98040, directly west of the subject property. I am writing in response to the Public Hearing Notice Application regarding the proposed demolition and rebuilding at 6175 S.E. 27th ST. Upon reviewing the proposed plans, I wish to express my concerns about the potential impacts on my property and the surrounding area.

Tree Impact

The proposed plan includes a retaining wall on the west side of the subject property, positioned approximately one foot from a tree on my property near the southwest corner. Please see "Exhibit A". The close proximity of the retaining wall and the necessity to key in the wall at least one foot deep raise significant concerns about the detrimental impact to the tree's root system. This situation could compromise the tree's health and stability, posing a risk to the safety of nearby residences and individuals. I urge a reevaluation of the retaining wall's placement to protect the tree and ensure safety, or I may be open to discussing the possibility of the tree's removal.

Drainage Line Concerns

The site plan indicates that drainage from the subject property, including yard, an existing storm drain line, and the retaining walls, will be directed to an existing drainage pipe at the Southwest corner of the subject property that runs across the south side of my property to a catch basin on 61st Ave. S.E.

The drainage line on my property is currently damaged and partially exposed above ground, as documented in "Exhibits B and C". Note that this drainage pipe does not serve my property. It is unclear if this drainage line is located within a recorded easement.

Utilizing a compromised drainage system without addressing these concerns could exacerbate existing drainage problems. Therefore, I recommend exploring alternatives for a more suitable drainage solution. I also recommend the removal of the existing drainage pipe on the subject property to prevent any potential future complications.

Site Drainage and Stormwater Management

My driveway, sloping down towards my house, contains a small catch basin that could be overwhelmed by increased runoff from the development site. To mitigate this risk, I propose the implementation of effective stormwater management solutions, such as constructing a water bar on S.E. 27th to direct street stormwater away from my driveway or establish a connection to the existing water bar at my driveway.

It's important to ensure that my property remains unaffected by construction and subsequent runoff.

Adverse Possession

I'm consulting with legal counsel about a possible adverse possession situation between my property and the subject property.

Conclusion

I strongly advocate for a thorough review of the proposed plans, with particular attention to the impacts on the tree, the condition and legality of the existing drainage line, and the comprehensive management of site drainage and stormwater. It is crucial to address these issues to prevent harm to the surrounding properties and the environment. I am open to further discussions on these concerns and hope that adjustments can be made to proceed with the project responsibly.

Thank you for considering my response. I look forward to your reply and the opportunity to discuss these matters in more detail.

Sincerely,
Michael Leavitt
6103 S.E. 27th ST., Mercer Island, WA 98040
mleavitt44@gmail.com

“EXHIBIT A”



“EXHIBIT B”



“EXHIBIT C”

