

## Adding eave or changing, removing eave the eave. Enlarging windows. Addition of roof area

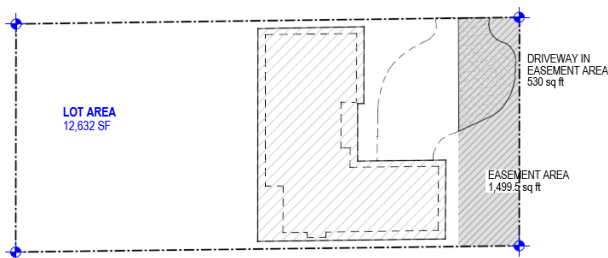
### ADDITIONAL QUESTIONS:

#### 1. Lot coverage + Addition

With the access easement reducing our net lot area we only currently have 81 sf remaining for lot coverage which isn't enough for the addition (diagrams below).

- Can we demo part of the driveway to offset SF added beyond 81 remaining provided we meet the 2 parking spots required (19.02.020.G.2.b)?

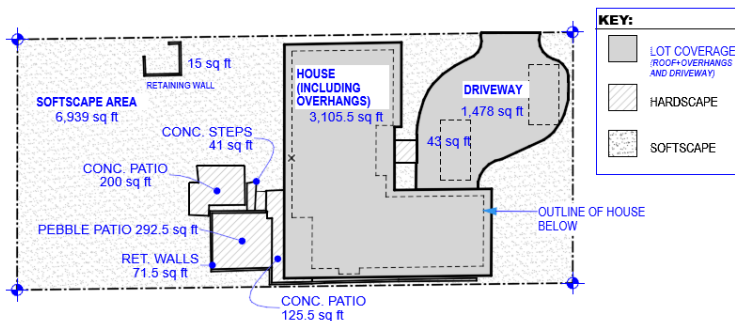
Please see the [site development worksheet](#) to help calculate lot coverage.



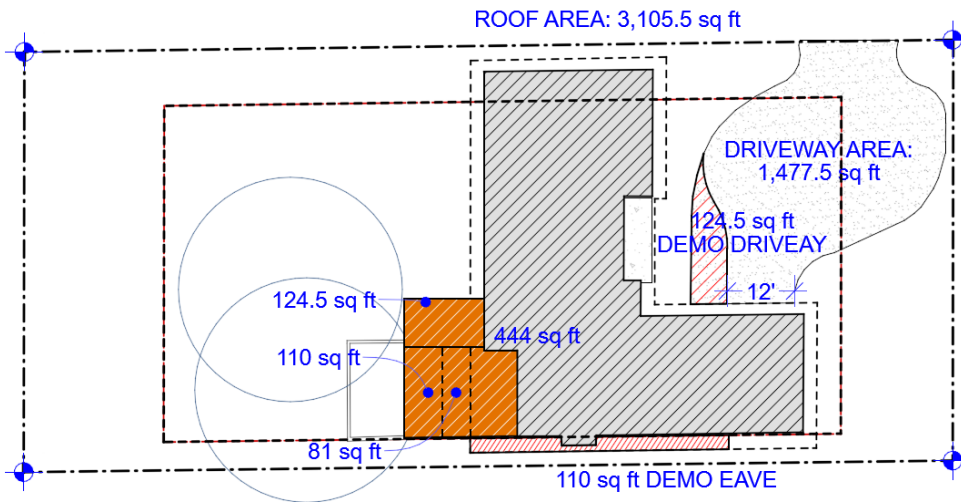
**NET LOT AREA**  
 LOT AREA: 12,632 SF  
 >PER MICC, THE AREA CONTAINED WITHIN THE BOUNDARIES OF A LOT, LESS ANY AREA USED FOR PUBLIC OR PRIVATE VEHICULAR ACCESS EASEMENTS, EXCLUDING THAT PORTION OF THE EASEMENT USED FOR A DRIVEWAY ACCESS TO THE ENCUMBERED LOT.

LOT AREA: 12,632 SF  
 ACCESS EASEMENT AREA= 1,499.5 SF  
 DRIVEWAY AREA WITH EASEMENT= 530 SF

12,632 - (1499.5-530) =  
 11,662.5 SF NET LOT AREA



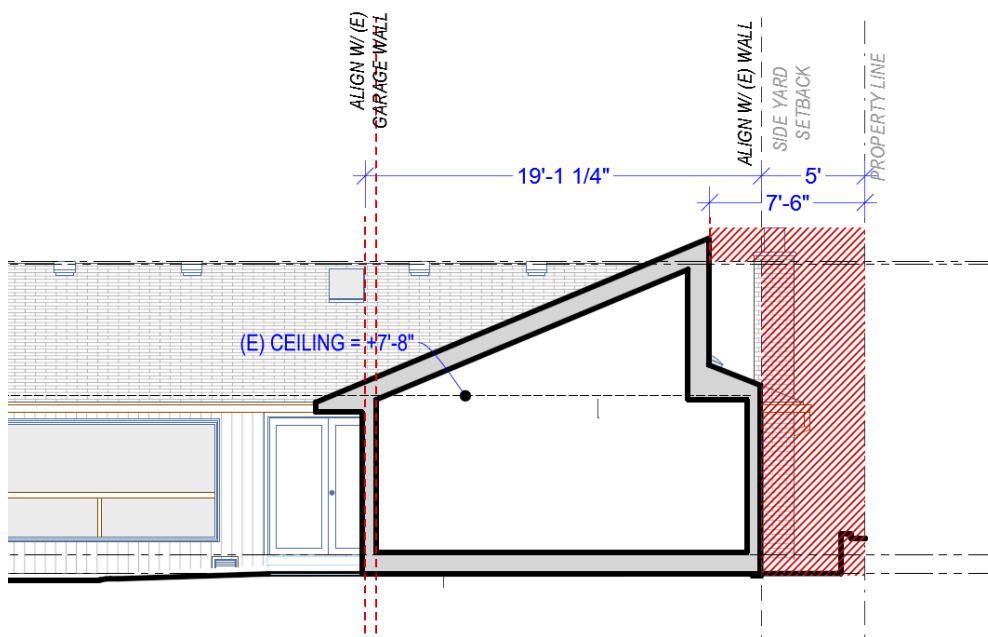
**LAND COVERAGE**  
 >LOT AREA: 12,632 SF  
 >NET LOT AREA = 11,662.5 SF  
 >LOT SLOPE: LESS THAN 15%  
 LOWEST POINT = 306.34', HIGHEST POINT = 312.67', DISTANCE BETWEEN THEM IS 119'  
 SLOPE = (312.67-306.34)/119 X 100 = 5.3%  
 >PER MICC 19.02.020.F.3.a ALLOWABLE LOT COVERAGE FOR SITE WITH UP TO 15% SLOPE IS 40%  
 >ALLOWABLE LOT COVERAGE = 11,662.5 SF X .4 = 4,665 SF ALLOWED  
 >INCLUDES ALL BUILDINGS MEASURED TO THE EAVES AND DRIVING SURFACES  
 >DRIVEWAY = 1,478 SQFT  
 >HOUSE AREA INCLUDING OVERHANGS = 3,106 SQFT  
**TOTAL = 4,584 SQFT (39%), 81 SQFT MORE COVERAGE ALLOWED**



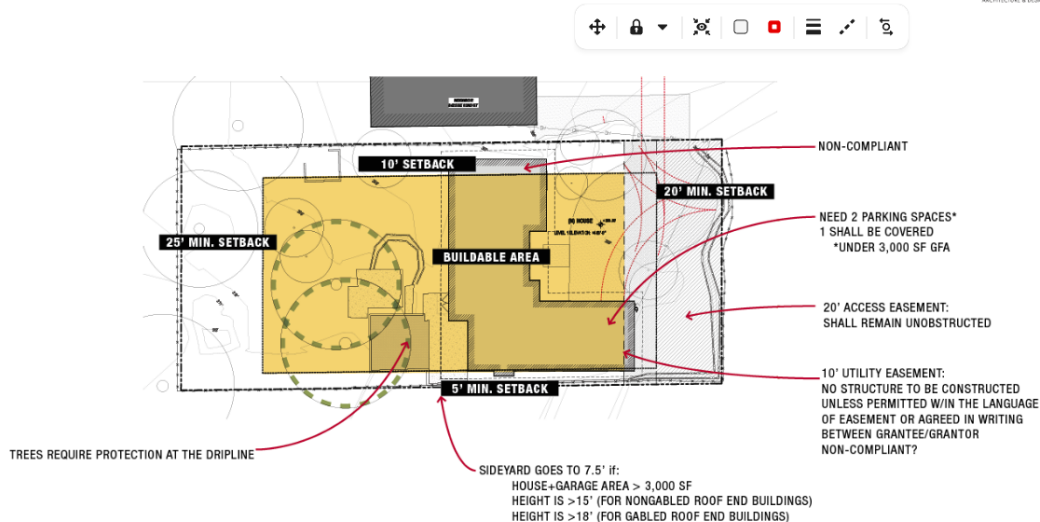
**2. HEIGHT AT SOUTH SETBACK: 19.02.020.C.1.c.iii.a(1)**

- We're looking at options for the addition and want to confirm the viability of the option below: the portion of a wall higher than 15' must be set back 7.5'.

Per MICC 19.02.020(C)(1)(c)(iii)(a): “measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard”. Not only is the portion of the wall higher than 15' but the entire structure is required to have a 7.5' setback.



**PREVIOUS QUESTIONS:  
SITE PLAN: BUILDABLE AREA**



**1. Lot arrangement + Yards:** The site is not on a street and is accessed from the north via an alley/easement and the front door faces east. We want to confirm the front yard will be as shown above (east) with the rear yard west, and the side yards are north and south.

Based on MICC 19.02.020(2)(a) the above would be correct.

- **Side yards:** The house is built to 5' of both the north and south property lines. It is expected that we will keep any addition plus existing area to be less than 3,000 SF which means we need 5' min and 15' overall for side yard setbacks. Want to confirm we can use the south setback at 5' and the north at 10'

Per MICC 19.02.020(C)(1)(c)(i) the sum of the yard's width shall be at least 15 feet. This is correct unless the structures height requires a variable side yard setback per MICC 19.02.020(C)(1)(c)(iii).

This home is intruding into the required yard setback making this a legally nonconforming structure. Any exterior alteration or enlargement will have to follow MICC 19.01.050(D)(1)(b).

"(a) The "sum of the length of existing exterior walls to be structurally altered" is the sum of each wall segment that is completely demolished.

(b) The "sum of the length of exterior walls" is the sum of the lengths of each exterior wall segment of a structure or building.

(c) For the purposes of this subsection, a wall segment is "completely demolished" when any portion of the wall is completely removed, such that no structural elements remain.

(d) For the purposes of this subsection, the "wall segment" is the horizontal length of each continuous exterior wall plane or façade; provided, that each building modulation (e.g., a bay window bump-out) shall be accounted for as a separate exterior wall plane. For example, the sum of the length of the exterior wall segments for a building that is a perfect cube with a dimension of 50 horizontal feet on each side of the house is 200 feet. The same building with a second story bay window bump-out dimensioned two feet by ten feet by two feet has a sum of 214 feet."

Based on the above highlighted portions window enlargements/alterations would not count towards the 40% as long as no structural alteration is proposed.

## 2. Easements:

- The area east of the garage is set up for parking but is in a utility and access easement. As the site is at the end of the alley access, is there a means to build a carport into the easements?

Per MICC 19.02.020(H):

H. Easement. Easement shall remain unobstructed.

1. *Vehicular access* easement. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

2. *Utility and other* easement. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.

### 3. Sprinklers:

- Will sprinklers be required on an interior remodel and likely small addition (~300 sf) to the existing 1900 sf and 380 sf garage?

All new construction and alterations over 50% valuation are required to install a minimum of a NFPA 13d fire sprinkler system.

Please email [fire\\_marshall@mercerisland.gov](mailto:fire_marshall@mercerisland.gov) with questions.

- Scope of remodel: bedrooms/bathrooms are new finishes, living spaces are substantial remodel
- The nearest hydrant is shown below to be >300 feet away
- *19.09.040(B) and (D) - Private access roads and driveways.* The private access road does not meet width or turnaround access.