

Correction Narrative

Hackett Residence – 2965 74th Ave SE

7.28.25

COMMENT RESPONSES

Please note that we had some trouble publishing our comments within the review set. Some comments may have been published and some not. As such, we have also provided a correction response letter.

TREES

We have worked with our arborist to strategize for successful tree retention (please also see the new Tree Memo). In doing so, we've adjusted the building footprint to allow more distance between proposed building and tree #1. This was accomplished by moving the garage south on the property and reducing the size of the mud room.

SETBACKS

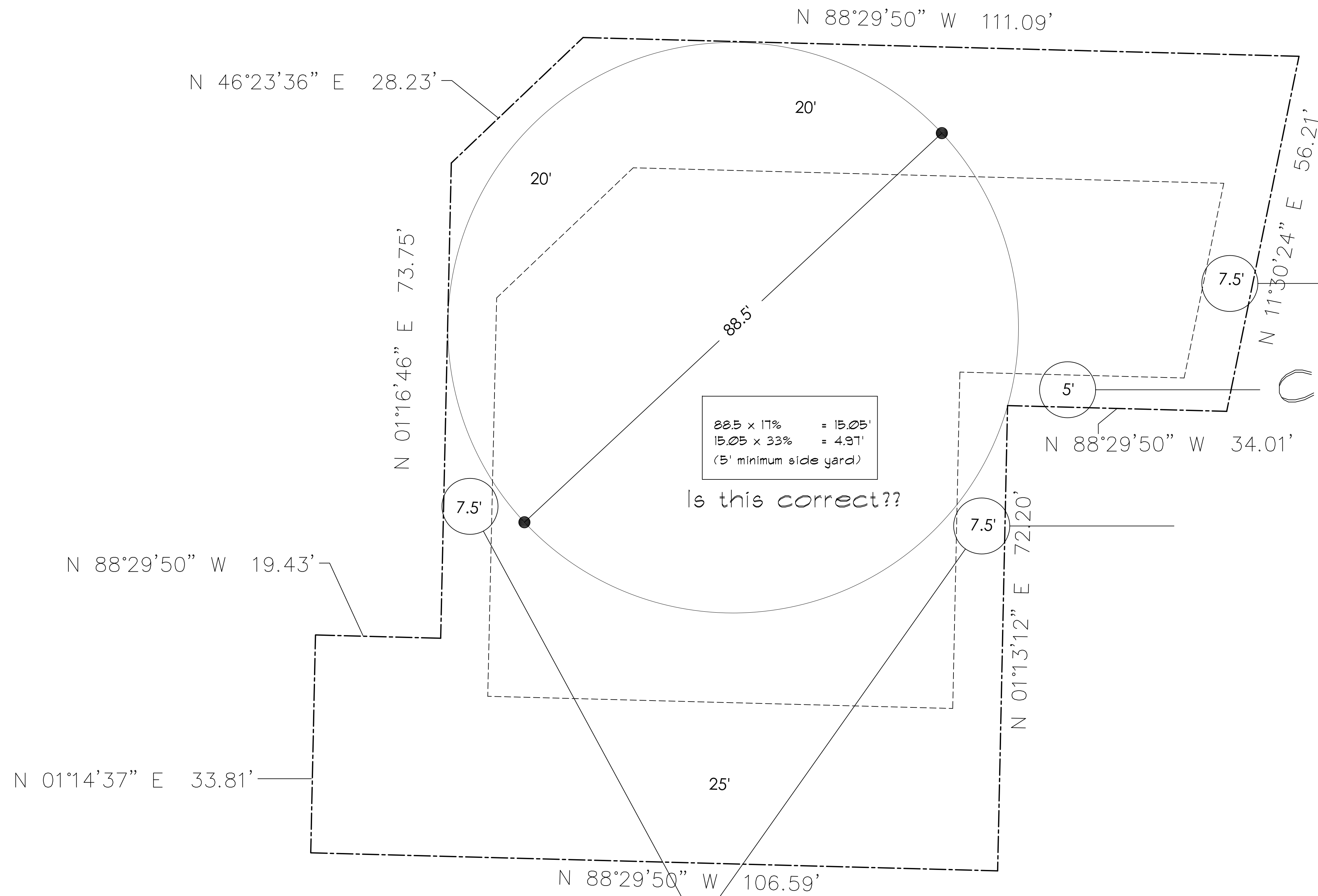
Per email discussion with Grace Manahan (see following) we were advised on the correct setback determinations and have updated all setbacks appropriately.

Thank you,

A handwritten signature in black ink that reads "Matt Mawer". The signature is written in a cursive, slightly slanted style.

Matthew Mawer

ACCESS EASEMENT



Would this be 7.5 too?

Can I do this here?

Can I keep these at 7.5'?

From: [Matt Mawer](#)
To: [Grace Manahan](#)
Subject: RE: 2502-129 | Question on your comment
Date: Thursday, May 22, 2025 9:44:00 AM

OK, I'm on it. Thank you!
Matt

From: Grace Manahan <grace.manahan@mercerisland.gov>
Sent: Thursday, May 22, 2025 9:42 AM
To: Matt Mawer <matt@nwlifestylehomes.com>
Subject: RE: 2502-129 | Question on your comment

Hi Matt,

If no work is proposed in the tree dripline and the tree protection fencing is not located in the dripline area then a new arborist report/memo would not be required.

Without seeing the new proposed roof/design I cannot accurately review the plans previously attached. I also cannot provide plan review prior to an official submittal.

That said, the first attached plan (not V2) looks like it may work, this is because depending on the new proposed height a 7.5' setback will most likely be required per MICC 19.02.020(C)(1)(c)(iii)(a).

Sincerely,

[Grace Manahan](#)
Code Compliance Planner
City of Mercer Island – Community Planning & Development
206-275-7764 | www.mercerisland.gov

From: Matt Mawer <matt@nwlifestylehomes.com>
Sent: Wednesday, May 21, 2025 3:07 PM
To: Grace Manahan <grace.manahan@mercerisland.gov>
Subject: FW: 2502-129 | Question on your comment

Or would it need to be a consistent 5' on one side, 10' on the other? See v2 attached.

From: Matt Mawer
Sent: Wednesday, May 21, 2025 3:02 PM
To: 'Grace Manahan' <grace.manahan@mercerisland.gov>
Subject: RE: 2502-129 | Question on your comment

More follow up questions in **GREEN** below...

From: Grace Manahan <grace.manahan@mercerisland.gov>

Sent: Wednesday, May 21, 2025 2:27 PM

To: Matt Mawer <matt@nwlifestylehomes.com>

Subject: RE: 2502-129 | Question on your comment

Hi Matt,

The measurement is from the existing or finished grade, whichever is lower, to the top of the exterior wall façade. So, if you lower the roof pitch or opt for a nongabled roof you could potentially get under 25'.

Per MICC 19.02.020(C)(1)(c)(iii) the variable side yard setback section is applicable to all lots over 6,000 sf in size. **Assuming I do stay under the 25' limit above, please tell if the attached setback layout is allowable? If not, why?**

The tree protection needs to be consistent with the arborist report, if anything else is proposed your arborist will need to review it and an updated report will be required. **Wait...If I can adjust the house so that NONE of the building footprint is located within the tree driplines, the arborist still must sign off on that...why? That is an unnecessary expense to the homeowner to have to pay for that extra review from the arborist. We aren't proposing to remove any trees, our building would be located entirely outside of tree driplines, and our tree protection layout would be consistent among ours/civil's sheets as well as with the suggestions of the arborist report we have in hand. Wouldn't that suffice?**

Please let me know if you have any other questions.

Sincerely,

Grace Manahan

Code Compliance Planner

City of Mercer Island – Community Planning & Development

206-275-7764 | www.mercerisland.gov

From: Matt Mawer <matt@nwlifestylehomes.com>

Sent: Wednesday, May 21, 2025 10:06 AM

To: Grace Manahan <grace.manahan@mercerisland.gov>

Subject: RE: 2502-129 | Question on your comment

Grace,

Sorry...looks like I incorrectly reached out to Madelyn for this! Thank you for responding. I do have some follow up observations on the city comments that I'd like to run by you before I go through the effort of making revisions.

1. If we reduce the upper roof pitch so that the highest point of the gable is below 25', we would no longer be subject to 10' setbacks/each side, correct? I assume this measurement is taken from a.b.e./existing (whichever is lower) to the gable peak/ridge?
2. The largest circle we can make within the site is approximately 88' in diameter. Therefore, this site is not subject to the variable side yard setback rule, correct?
3. If 1 and 2 above are true, we could utilize a 5'/10' arrangement for side yard setbacks. We'd like to maintain the 7.5' setback currently shown on each side because we think it positions the house well within the site. But can we lessen the setback section just south of the garage to 5' – see attached. If so, we can then shift the garage 30 inches south and get the footprint out of the dripline of tree #1.
4. If the house footprint is located outside of the tree#1 dripline, do I need any further follow up with the arborist? We will make sure all tree protection fencing shown on our site plan is consistent with what is shown on civil plans and the current arborist report recommendations.

I'm happy to have a quick phone chat if that would make getting through this process simpler. Please advise asap!
Matt :-)

From: Grace Manahan <grace.manahan@mercerisland.gov>
Sent: Tuesday, May 20, 2025 2:30 PM
To: Matt Mawer <matt@nwlifestylehomes.com>
Subject: RE: 2502-129 | Question on your comment

Hi Matt,

The portion of the home that exceeds 25 feet is required to have a 10-foot side yard setback. Even though the second story is stepped back it still counts towards the overall façade making a portion of the home over 25 feet in height which will require a 10-foot side yard setback.

Please let me know if you have any other questions.
Sincerely,

Grace Manahan
Code Compliance Planner
City of Mercer Island – Community Planning & Development
206-275-7764 | www.mercerisland.gov

From: Matt Mawer <matt@nwlifestylehomes.com>
Sent: Tuesday, May 20, 2025 12:06 PM

To: Madelyn Nelson <madelyn.nelson@mercerisland.gov>

Cc: Mike Graham <graham@nwlifestylehomes.com>

Subject: 2502-129 | Question on your comment

Madelyn,

I have a question regarding this comment on sheet A7:

Per MICC 19.02.020(C)(1)(c)(iii)(b):

Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.

This comment applies to the other side of the home as well.

Our house is designed so that the two-story portion of the house is centrally located within the building footprint, a good distance away from the side property lines. In fact, the exterior walls of the two-story portion are located 25'+/- away from each side yard property line. Isn't this house designed exactly how it should be for mitigating tall walls located near side yard property lines? The tall walls are nowhere near the side property lines.

Please advise why a 10' side yard setback would be required here.

Matt Mawer

Lead Designer

425.417.7817

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nw
lifestyle
homes



matthew mawer
residential design

