

Project Narrative

Hackett Elevator – 7014 N. Mercer Way

3.28.25

The owner would like to add an elevator to her home for accessibility. There was no feasible location to do so within the existing footprint of the home. So, we are proposing a small addition, located at the rear of the home. The purpose of this addition is solely to gain the accessibility that an elevator allows. However, a 5'x5' elevator-only addition would likely be very unattractive. Our proposed addition is just a bit larger to allow for a more graceful addition that better complements the existing architecture. We are utilizing the extra space for small sitting and desk areas.

ACCESSIBILITY / TYPE 1 – NON-MAJOR BLDG PERMIT

This project's purpose is solely to allow for accessibility. Because we are working with an existing home, there were very limited options on where to realistically install a new elevator. We hope that this fact will be considered during review. We believe this project qualifies for the **Type 1 – Non-major Building Permit** review.

TREES / SETBACKS / SURVEY

We have included a Tree Inventory sheet, although no trees will be removed or impacted with this project. The renovation takes place entirely within an area that is currently occupied by house footprint and concrete patio and is located within allowable setbacks. Variable side yard setbacks are shown. We do not believe that the scope of this project would require a survey. Per Madelyn Nelson, an arborist report is not required – see attached email thread at end of this document.

HAZARDOUS AREAS / GEOTECH / WATERFRONT

The new addition takes place entirely within an area that is currently occupied by a legally conforming deck structure. As such, there is no new impact on any undisturbed soil or landscaped area. This is a flag-shape site with a long narrow connection to Lake Washington. However, our proposed addition occurs well outside of the 200' offset from Lake Washington. We do not believe a Geotech report is warranted for the scope of this project.

GROSS FLOOR AREA / LOT COVERAGE / HARDSCAPE

Neither the existing home, nor our small addition, even remotely approaches the site's limits for gross floor area, lot coverage, or hardscape.

CIVIL / WATER METER SIZING

This addition falls well below the limits for requiring civil engineering. No new water fixtures are included in this addition.

Thank you,



Matthew Mawer

From: [Madelyn Nelson](#)
To: [Matt Mawer](#)
Cc: megan@nwlifestylehomes.com
Subject: Re: INCOMPLETE PERMIT APPLICATION – 2503-028 -7014 N MERCER WAY, MERCER ISLAND
Date: Thursday, March 20, 2025 11:01:52 AM
Attachments: [image001.png](#)

Hello Matt,

Thank you for reaching out. I reviewed the documents provided to you and realized an error. You are correct an arborist report is not necessary as no trees are being removed as part of the proposal. However, the item below, the Tree Inventory Worksheet, will be required. Please see [this webpage](#) for all submittal requirements. The [Tree Inventory Worksheet](#) is a building permit submittal requirement that provides documentation for the existing trees on the lot. It is used to determine if a [Tree Protection Plan](#) for the addition site or staging site is necessary, among other uses. Please provide the completed form when you are submitting for the permit.

Let me know if there are additional questions.

Have a nice day,

[Madelyn Nelson](#)

Assistant Planner

City of Mercer Island – Community Planning & Development

206.275.7704 / mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City service hours of operation.

From: Matt Mawer <matt@mmerd.net>
Sent: Thursday, March 20, 2025 8:33 AM
To: Madelyn Nelson <madelyn.nelson@mercerisland.gov>
Cc: megan@nwlifestylehomes.com <megan@nwlifestylehomes.com>
Subject: FW: INCOMPLETE PERMIT APPLICATION – 2503-028 -7014 N MERCER WAY, MERCER ISLAND

Madelyn,

Is an arborist report necessary here? Our small elevator addition takes place over the top/in place of what is currently deck space. There is no new area of disturbance outside of area that is currently house footprint or deck. No trees are proposed for removal.

This seems like an unnecessary requirement, no?
Matt