

Shoreline Exemption

Project Address: 4863 E. Mercer Way, Mercer Island, WA 98040

Project number : 2504-05

Homeowner: Greg and Jennifer Rosenwald

July 14th, 2025

Shoreline Exemption Narrative;

The project consists of remodel and small addition to a single family residence along the eastern shore of Mercer Island. The project does not involve work on the existing bulkhead or dock and is contained within or connecting to the existing structure. See submitted Plan Set for additional information on the extent of work.

MICC 19.13.050

Table C

Setbacks – The 25' setback from the OHWM will not be impacted or compromised with this project. There is no construction to take place within the 25' setback. There will be removal of gravel within this setback.

Height Limits for all structures– The height of any new construction or addition to the existing structures will not be higher than the existing building height which is currently 23'-7" above average grade. The maximum building height limit is 35'-0".

Maximum Hardscape and Lot Coverage – The project will involve the removal of gravel which will reduce the amount of hardscape to 0% within 0-25' setback from the OHWM.

The 25'- 50' setback will have 214 sf of hardscape equaling 5%.

Minimum Land Area Requirements – Does not apply

Per **WAC 173-27-040**, exemption (g) (see below), it appears the project qualifies for a Shoreline Exemption.

(g) Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the

state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter 90.58 RCW. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. On a statewide basis, normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Local circumstances may dictate additional interpretations of normal appurtenances which shall be set forth and regulated within the applicable master program. Construction authorized under this exemption shall be located landward of the ordinary high water mark;