

Molly McGuire

From: Ben Sharpe <ben.sharpe@gmail.com>
Sent: Wednesday, February 25, 2026 4:27 PM
To: Molly McGuire; Mercer Island Permitting
Subject: Public Comment / Party of Record Request: File #2601-016 (3246 72nd PL SE)

Dear Senior Planner McGuire,

My name is Benjamin Sharpe and I reside at 3256 72nd Place SE, which is the property immediately south of the proposed development at 3246 72nd PL SE.

I am writing to formally request to be made a Party of Record for this application (File #2601-016). Please ensure I am notified of any decisions, hearings, or appeals regarding this project.

I have reviewed the Notice of Application to demolish the existing residence and build a new 6,193 sq. ft. residence. Based on the notice and the proximity to my property, I am submitting the following preliminary objections and requests for review:

1. Tree Retention and Privacy Screening (MICC 19.10)

My property currently relies on the existing mature vegetation on the subject property for privacy and wind buffering. I am concerned that the proposed footprint will necessitate the removal of significant trees that provide essential screening between our lots.

- Request: I request that the City strictly enforce the tree retention hierarchy in MICC 19.10, prioritizing the retention of trees located in the setback areas that buffer neighboring properties.
- Request: Please forward a copy of the applicant's Arborist Report and Tree Retention Plan so I can verify which specific trees are slated for removal.

2. Setbacks and Building Massing

Given the substantial size of the proposed structure (nearly 6,200 sq. ft.), I am concerned about the bulk and scale of the home looming over my property and the potential loss of light and privacy.

- Request: Please confirm that the proposed side yard setbacks strictly adhere to the aggregate requirements of the Mercer Island City Code and that no variances are being requested to reduce these setbacks.
- Request: I request verification that the building design complies with daylight plane requirements to minimize the visual impact on my property.

I look forward to reviewing the detailed site plans and the Arborist Report. Please confirm receipt of this email and that my status as a Party of Record has been noted.

Sincerely,

Benjamin Sharpe

If the contents of this email should be published online please redact my email address. Thank you.