



STATE OF WASHINGTON
COUNTY OF KING

For Application: NOTICE OF APPEAL HEARING & NOTICE OF PUBLIC HEARING
Application File No. APL25-003; CUP24-001

AFFIDAVIT OF MAILING

I, Molly McGuire, hereby attest that I mailed the Notice of Appeal Hearing and Notice of Public Hearing as seen in Attachment A, to those property owners within 300 feet of the subject site and to agencies and interested individuals, via first class mail on June 6, 2025, published the notice in the City’s Weekly Permit Bulletin, and posted the notice on the site in a location visible to the public right-of-way in accordance with the City of Mercer Island Administrative Procedures requirements.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge.

X Molly McGuire

June 25, 2025

Signature

Date

Molly McGuire

City of Mercer Island

Printed Name

Place Sign (City)

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

206.275.7605 | www.mercerisland.gov



PUBLIC NOTICE OF APPEAL HEARING and PUBLIC NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct Open Record Public Hearings on (1) the appeal of a Revised SEPA Mitigated Determination of Nonsignificance, and (2) the application of a Conditional Use Permit at 9:30 AM on Wednesday, July 9, 2025.

File No.: Appeal No. APL25-003 (Appeal of SEP24-003)
Conditional Use Permit No. CUP24-001

Permit Type: Type IV (CUP)

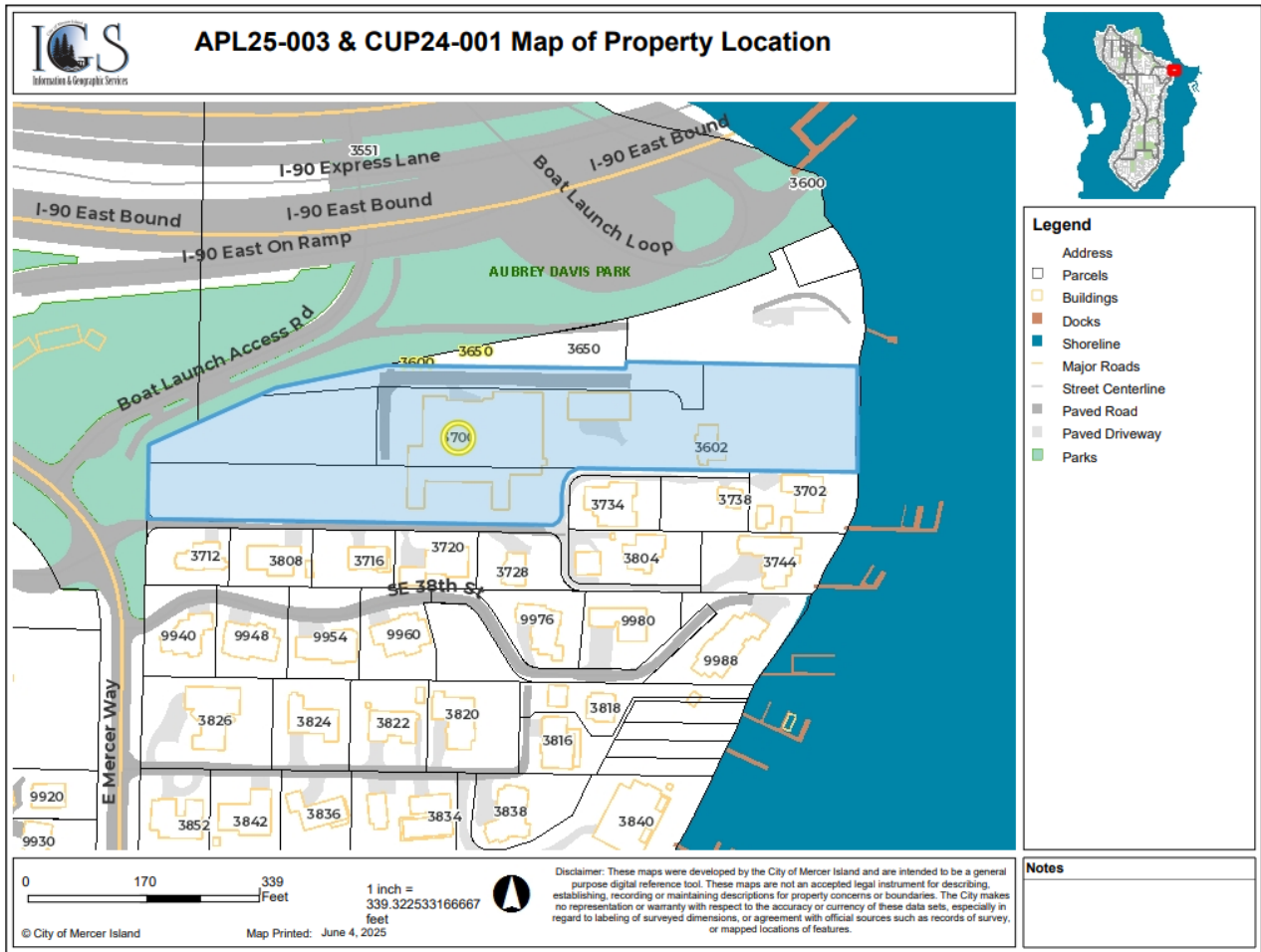
Description of Request: APL25-003 – The Applicant appeals the mitigation measures that the City required as part of a SEPA Mitigated Determination of Nonsignificance issued under SEP24-003.

CUP24-001 – An application for a Conditional Use Permit for the repaving and reconfiguration of an existing parking area, and installation of utilities and pedestrian paths on property containing the existing Herzl-Ner Tamid Conservative Congregation buildings for the construction of a three story, mixed-use building, housing a PreK-8 private school on the lower levels and rental office space on the upper level and half.

Person(s) Responsible: Josh Friedmann, Applicant/Owner's attorney on APL25-003.

Applicant/Owner: Anjali Grant (Anjali Grant Design) / Herzl-Ner Tamid Conservative Congregation

Location & Map of Property: 3700 E Mercer Way, Mercer Island WA 98040
King County Assessor tax parcel numbers: 1515600010, 2107000010, 0824059045, 151560TRCT



SEPA Compliance:

Following review of the submitted State Environmental Policy Act (SEPA) checklist, an initial evaluation of the proposed project for probably significant adverse environmental impacts has been conducted. The City issued a SEPA Mitigated Determination of Non-Significance (MDNS) for this project on March 17, 2025. This MDNS was later withdrawn, and a Revised MDNS issued on April 7, 2025, which is the subject of APL25-003. The optional DNS process, as specified in Washington Administrative Code (WAC) 197-11-355, is being used.

Project Documents:

<https://mieplan.mercergov.org/public/APL25-003>
<https://mieplan.mercergov.org/public/CUP24-001> and [SEP24-003](https://mieplan.mercergov.org/public/SEP24-003)
 Documents will continually be added to these files as the process moves forward.

Time, Date, and Location of Open Record Public Hearing:

The public hearings for APL25-003 and CUP24-001 is scheduled for July 9, 2025 at 9:30 AM. The open record public hearings will be held virtually using Zoom by either calling in or logging onto the meeting as a Zoom attendee.

To attend the public hearings remotely, please use the following Zoom information:

Join by Telephone at 9:30 AM: To listen to the hearings via telephone, please call 253-215-8782 and enter Meeting ID **874 2274 4236** and Passcode **288092** when prompted, OR

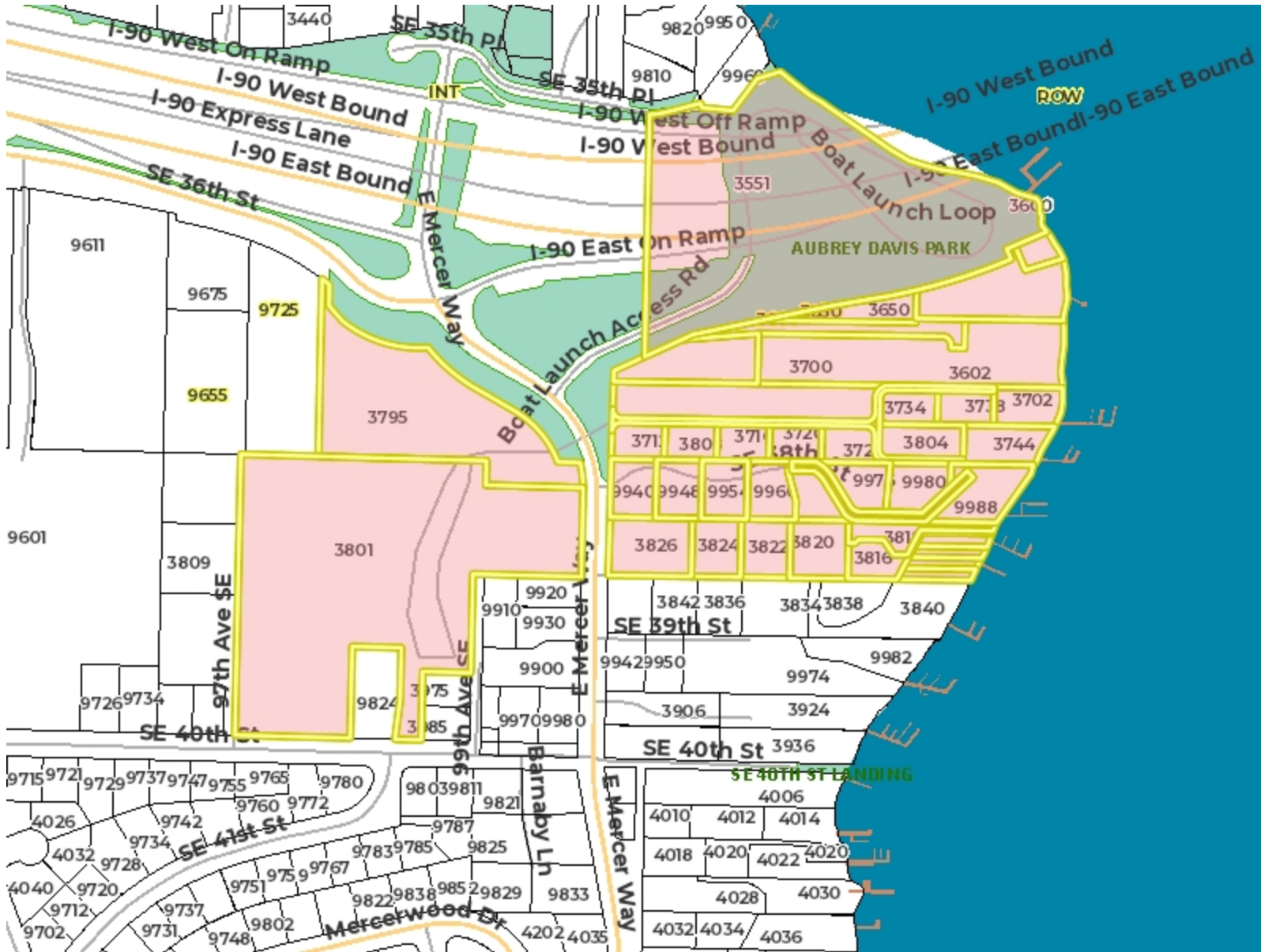
Join by Internet at 9:30 AM: To watch the hearings over the internet via your computer microphone/speakers follow these steps:

1. Use this link:
<https://us02web.zoom.us/j/87422744236?pwd=HQNbOVNmqFguwrkmlW5ZRK9H2NjOh.1>
2. If the Zoom app is not installed on your computer, you will be prompted to download it.
3. If prompted for Meeting ID, enter **874 2274 4236**
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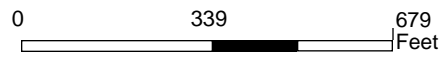
Comments: Only those persons who submit written comments or testify at the open record hearing will be parties of record; and only parties of record will receive a notice of the decision and have the right to appeal. Written comments may be submitted to the City of Mercer Island either by email to molly.mcguire@mercerisland.gov or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Project Contact: Molly McGuire, Senior Planner
molly.mcguire@mercerisland.gov | (206) 275-7712

APL25-003 & CUP24-001 NOPH 300-foot Mailing



- ### Legend
- Address
 - Parcels
 - Docks
 - Shoreline
 - Major Roads
 - Street Centerline
 - Parks



1 inch =
678.64506633333
feet



Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

TaxpayerName	AddrLine	CityState	ZipCode
ZHANG BLAKE	3826 E MERCER WAY	MERCER ISLAND WA	98040
LUSTIG KENNETH M	3820 E MERCER WAY	MERCER ISLAND WA	98040
KAPLANYAN ANTON S & ASIA	3818 E MERCER WAY	MERCER ISLAND WA	98040
STATE OF WASHINGTON DEPT OF TR	15700 DAYTON AVE N	SEATTLE WA	98133
LOWMAN RUSSELL E+JEANNE M	18204 83RD AVE NE	BOTHELL WA	98011
LEE PO + LEE YU LING	9948 SE 38TH ST	MERCER ISLAND WA	98040
ZLATEFF MATTHEW+CARMEN	9980 SE 38TH ST	MERCER ISLAND WA	98040
HERZL-NER TAMID CONSERVATIV	3700 E MERCER WAY	MERCER ISLAND WA	98040
ABSHER DANIEL R+DARIA N	3816 E MERCER WAY	MERCER ISLAND WA	98040
PARKS MARIANA+HAMER JOHN C	3824 E MERCER WAY	MERCER ISLAND WA	98040
SHOWALTER STEPHEN A	PO BOX 654	MERCER ISLAND WA	98040
FRIFFAIS PIERRE-LOUP & VING	3822 E MERCER WAY	MERCER ISLAND WA	98040
ZHOU YING	9976 SE 38TH ST	MERCER ISLAND WA	98040
PUGET SOUND ENERGY/ELEC	PO BOX 97034	BELLEVUE WA	98009
TENG ANDELLE L+DIANA J KAO	9960 SE 38TH ST	MERCER ISLAND WA	98040
LORGE JOHN IV+HEATHER	9988 SE 38TH ST	MERCER ISLAND WA	98040
LONG GUO SHYONG A	9940 SE 38TH ST	MERCER ISLAND WA	98040
RAVEL NEAL+KHUSHBU	9954 SE 38TH ST	MERCER ISLAND WA	98040
PUGET SOUND ENERGY/ELEC	PO BOX 97034	BELLEVUE WA	98009
HERZL NER-TAMID CONS CONG	3700 E MERCER WAY	MERCER ISLAND WA	98040
HERZL NER-TAMID CONS CONG	3700 E MERCER WAY	MERCER ISLAND WA	98040
MOKASHI RONIL	3734 E MERCER WAY	MERCER ISLAND WA	98040
OGIALE STELLA	3702 E MERCER WAY	MERCER ISLAND WA	98040
OU CHUNLING+FANG HONG	3804 E MERCER WAY	MERCER ISLAND WA	98040
LO KELVIN	3728 E MERCER WAY	MERCER ISLAND WA	98040
MOKASHI RONIL	3738 E MERCER WAY	MERCER ISLAND WA	98040
BUNDESMANN MICHAEL M	3712 E MERCER WAY	MERCER ISLAND WA	98040
KATSUMOTO KENNETH S+CHIZUKO	3744 E MERCER WAY	MERCER ISLAND WA	98040
SUN HENRY H+DENIESE D	3720 E MERCER WAY	MERCER ISLAND WA	98040
KRISHNAMOORTHY SURESH B	3716 E MERCER WY	MERCER ISLAND WA	98040
MONSON CARTLUND H+MONICA L	3808 E MERCER WAY	MERCER ISLAND WA	98040
STROUM JEWISH COMM CTR	3801 EAST MERCER WY	MERCER ISLAND WA	98040
S & A JEWIS COMMUNITY CTR	3801 E MERCER WY	MERCER ISLAND WA	98040
CARTLUND MONSON	18000 INTERNATIONAL BLVD #	SEATTLE WA	98188
JEFF DAVIS	4568 E MERCER WAY	MERCER ISLAND WA	98040
JOHN HALL	9970 SE 40TH ST	MERCER ISLAND WA	98040

MATTHEW GOLDBACH	9980 SE 40TH ST	MERCER ISLAND WA	98040
KELVIN LO	3728 E MERCER WAY	MERCER ISLAND WA	98040
MERKYS GOMEZ	3712 E MERCER WAY	MERCER ISLAND WA	98040
MICHAEL BUNDESMANN	3712 E MERCER WAY	MERCER ISLAND WA	98040
RONIL MOKASHI + KAVITA DABKE	3734 E MERCER WAY	MERCER ISLAND WA	98040
WINKY LAI	3716 E MERCER WAY	MERCER ISLAND WA	98040



SPECIAL Weekly Permit Bulletin
9611 SE 36th Street | Mercer Island, WA 98040 | 206.275.7605

*****City Hall Closed – [Learn More About Long-Range Facility Planning](#)*****

- June 6, 2025 -

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Mercer Island.

How to use this bulletin

To learn more about a project:

- Click the “Project Documents” link to view digital documentation. The project documents available through this link contain most, but may not contain all, publicly available information. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.
- Call the project planner to arrange to review the project files. The planner’s contact information is in the notice. You may also call the “Planner Helpline” for zoning related questions at 206-275-7729. Additional resources are available online:
 - <http://www.mercerisland.gov>: Staff directory, city regulations, and additional information about permits.
 - <http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number.
 - [Mercer Island Map Portal](#): A tool to search for site-specific information.

To comment on a project:

If comments are provided within the specified comment period, they will be forwarded to the appropriate reviewer, and you will become a party of record. Written comments can specifically address how the proposed work does not meet one or more of the criteria listed in the Applicable Development Regulations.

- Send your comments in writing to the project planner identified in the notice. Be sure to include your name, address, and email if applicable.
- The City will accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or if no open record predecision hearing is provided, prior to the decision on the project land use review.
- If you submit a written comment, staff will send you a copy of the notice of decision or recommendation.

Will there be a public hearing on this application?

Public Hearings are only required for Type 4 permits. For a list of Type 4 (IV) permits, please refer to [Mercer Island City Code 19.15.030](#) Table A. The project will state under the Public Hearing section if a hearing is required.

What is SEPA?

State Environmental Policy Act (SEPA) is a review intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non-Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

When is a project SEPA exempt?

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established, and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is built.

Where can I find more information?

Please review the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

Receive the bulletin by email.

Email the Deputy City Clerk at deb.estrada@mercerisland.gov to receive or unsubscribe from the weekly bulletin distribution list.

How to reach us.

9611 SE 36th Street | Mercer Island, WA 98040 | (206) 275-7729 | The Community Planning and Development Department works remotely due to the closure of the Mercer Island City Hall.

How to search permit records online.

Land use review actions that are not listed in this bulletin can be searched online at <https://permitsearch.mybuildingpermit.com/>. Searching online permit records requires the following steps:

1. Select “Mercer Island” from the jurisdiction dropdown menu.
2. In the blue “Search by” section, click the “Project Info” tab.
3. The “Project Name/Description” field is optional. It can be left blank unless searching for a specific project.
4. Select the permit type from the “Permit Type” dropdown menu.
5. Use the “Permit Status” field to narrow searches by status. This field is optional. “Permit Status” can be left blank unless searching for a specific project.
6. Use the “Date Type” to limit your search to permits either applied, issued, or finalized. Use the “Applied” option to search for permits that are still in review. Use the “Issued” option to see permits that have been issued; these permits were approved. The “Finalized” option will show permits that received a final inspection and approval (Note: not all permits are finalized, only those requiring a final inspection will be finalized).
7. Use the “From” and “To” fields to define the dates you want to search between.
8. After the search is conducted, results will display below the search fields. You have the option of downloading the records to an Excel spreadsheet.

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molly.mcguire@mercerisland.gov | (206) 275-7712

Notice of Applications

NONE

Notices of Lot Line Revision

NONE

Seasonal Development Limitation Application

NONE

SEPA Threshold Determination of Non-Significance (DNS)

NONE

Accessory Dwelling Unit Permit Applications

NONE

Notice of Type II Permit

NONE

SEPA Mitigated Determination of Non-Significance (MDNS)

NONE

Notice of Setback Deviation

NONE

Notices of Decision

NONE

Determination on Non-Significance (DNS)

NONE

Notice of Wireless Communications Facility Application

NONE

Notice of a Setback Deviation

NONE

Notices of Code Official Design Standard Review

NONE