

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov



DECLARATION OF PUBLIC NOTICE

File No: APL25-006	
Location/Property: 8636 N. Mercer Way, Mercer Island, WA 98040	
Notice Process Information:	Date Mailed: January 20, 2026 Weekly Permit Bulletin Notice: January 20, 2026 Date Posted on Site: January 20, 2026

DECLARATION OF PUBLIC NOTICE

A true and correct copy of the Public Notice of Open Record Public Hearing is attached hereto as Exhibit A.

On January 20, 2026, the Public Notice of Open Record Appeal Hearing was mailed to the appellant and to the permit applicant. The list of addresses is attached hereto as Exhibit B.

I declare that the foregoing is true and correct subject to the penalty of perjury under the laws of the State of Washington.

Grace Manahan

Signature

02/20/2026

Date

EXHIBIT A



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NOTICE OF APPEAL HEARING

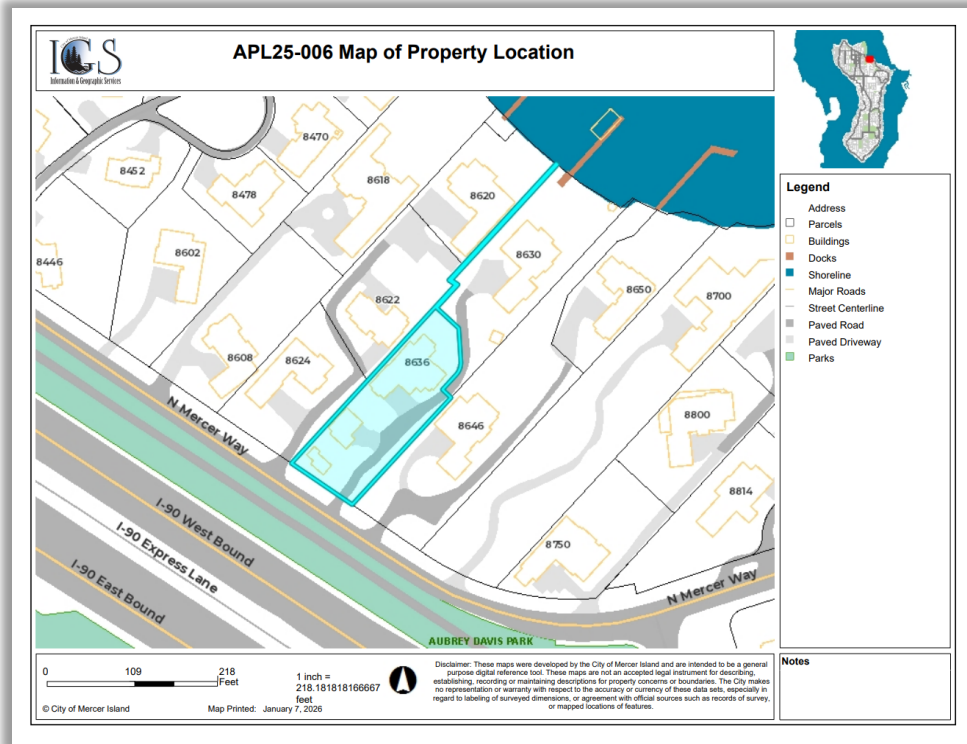
NOTICE IS HEREBY GIVEN that the City of Mercer Island Hearing Examiner will conduct an Open Record Appeal Hearing for the appeal of two (2) Land Use actions, which will convene at 9:00 AM on Friday, February 27, 2026, via the Zoom electronic platform.

File No: Appeal Number APL25-006; Building Permit No. 2401-034 and Critical Area Review No. CAO24-036,

Description: Party of Record Melina Lin filed an appeal regarding the decision for Building Permit 2401-034 and Critical Area Review CAO24-036 for the construction of a gazebo, greenhouse, and retaining wall on a site containing critical areas at 8636 N Mercer Way, Mercer Island, WA 98040.

Person(s) Responsible/Property Owners: Gary Mo
Tammy Liu

Location of Subject Property: 8636 N Mercer Way, Mercer Island, WA 98040



Appeal Documents:

<https://permitbulletin.mercerisland.gov/public/APL25-006/>

EXHIBIT A

Documents will continually be added to the appeal file directory as they are submitted within the appeal proceeding.

Scope of the Appeal:

Appellant alleges the following assignments of error:

- 1) The city allegedly erred by incorrectly interpreting the driveway relocation easement.
- 2) The city allegedly erred by allowing the structure and retaining wall to be built in the required yard setback.

Time, Date, and Location of Open Record Hearing:

The appeal hearing for APL25-006 is scheduled for February 27, 2026, at 9:00 AM via the Zoom electronic platform.

Join by Telephone at 9:00 am: Call 253-215-8782 and enter Meeting ID 889 4440 0413 and Passcode 307936 when prompted.

OR

Join by the Internet at 9:00 am:

1. https://us02web.zoom.us/j/88944400413?tk=PflCm65wMiFyWHGupZiD2Y0aRHT0jLGFPGP2OwaFhzk.DQkAAAAUtX_YHRZkWWpJM0xTZ1NveXJHODBLdUR4N013AA&pwd=57TS113fJukD6nxdaQdOEBai4zHId.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 889 4440 0413
4. Enter Passcode 567176

Comments:

Pursuant to MICC 19.15.100(C)(5), 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 Grace.Manahan@mercerisland.gov or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732.

Notice Information:

Weekly Permit Bulletin Notice:	January 20, 2026
Date Mailed:	January 20, 2026
Date Posted on Site:	January 20, 2026
Date of Open Record Appeal Hearing:	February 27, 2026

Contact:

For additional information, please contact Grace Manahan, Code Compliance Planner
Grace.Manahan@mercerisland.gov | (206) 275-7764

EXHIBIT B

TaxpayerName	AddrLine	CityState	ZipCode
WIENS BRADLEY A+MOLLY S RIN	8814 N MERCER WAY	MERCER ISLAND WA	98040
MARTINEZ RONALD E+CELESTE C	8618 N MERCER WY	MERCER ISLAND WA	98040
YAM LIVING TRUST	8624 N MERCER WAY	MERCER ISLAND WA	98040
LLOYD TRUST	2723 74TH AVE SE	MERCER ISLAND WA	98040
CUI KAN+LIU YAN-TTEES	8636 N MERCER WAY	MERCER ISLAND WA	98040
LEE REVOCABLE LIVING TRUST	8800 N MERCER WAY	MERCER ISLAND WA	98040
ROSENTHAL JENNIFER	8750 N MERCER WAY	MERCER ISLAND WA	98040
MORGAN MICHAEL E & LINDA R	1420 FIFTH AVE SUITE 4100	SEATTLE WA	98101
UNITY PACIFIC LLC	8798 N MERCER WAY	MERCER ISLAND WA	98040
QI WENQING+LIN PENG	8608 N MERCER WAY	MERCER ISLAND WA	98040
BERENSTEIN GILAD & LISA BRI	8650 N MERCER WAY	MERCER ISLAND WA	98040
MORACA ROBERT & HOLLY	8061 AVALON DR	MERCER ISLAND WA	98040
LIN MELINA	8630 N MERCER WAY	MERCER ISLAND WA	98040
BIANCO CARL A	PO BOX 1398	MERCER ISLAND WA	98040
8602 NWW LLC	6220 SE 27TH ST	MERCER ISLAND WA	98040
WANG GARY QIANG	8470 N MERCER WAY	MERCER ISLAND WA	98040
PLEINMW CORP	125 130TH ST SE #202	EVERETT WA	98208
JUSTIN HYODONG LEE LEE FAIT	8478 N MERCER WAY	MERCER ISLAND WA	98040
ROBBS CHARLES THURBER	8446 N MERCER WAY	MERCER ISLAND WA	98040