

From: Sung Lee
Sent: Monday, April 09, 2012 10:59 AM
To: 'Chandler Stever'
Subject: Cui 1010-091, 8636 North Mercer Way

Dear Chandler Stever,

The City of Mercer Island Development Services Group has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above building permit application. The following issues need to be addressed before we continue processing of the application:

1. The proposed work including adding stepping stone path, flagstone approach, walkways and stairways appears to increase the impervious surface area lot coverage. Please provide a completed Site Development Worksheet to indicate the changes of impervious surface area for the given lot slope.
*Note: Please take a look at MICC 19.02.020(D)(2) for exemptions to impervious surface area.
2. The proposed stone step, walkway and patio appears to be constructed of sand set stone (pervious). Please provide manufacture specification of sand set stone paver. Per MICC 19.02.020(D)(2)(c), Patios/Terraces – Uncovered patios/terraces constructed of pavers shall be exempt from the maximum impervious surface limits. MICC 19.16.010 defines pavers as: a paver or pavement that allows rain and/or surface water runoff to pass through it and reduce runoff from a site and surrounding areas. Pavers include porous pavement, porous pavers, and permeable interlocking concrete pavers as described in the Washington State Department of Ecology Stormwater Management Manual, as now exists or hereafter amended. Acceptable paver types are SF Rema and Ecco-Stone. *Please include the patio, steps and walkways in the impervious total or select a paver type that is exemptible. Please indicate material type, provide a detail of the material placement, and clearly depict the extent of the selected material coverage area.*
3. The portion of new stone step, walkway and rockery walls are located on the northwestern side of the property is encroaching and will be build on a “5’ Utility Easement (Rec. No. 8107070095) for the City of Mercer Island”. Per MICC 19.02.020 (F)(2), Utility and Other Easements. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement. Please revise the portion of addition, new stone step, walkway and rockery wall to bring the structure to conformity and reflect the changes as necessary on any plan sets.
4. It appears that the proposed east boundary’s 4’ retaining wall, located within a required yard and along ingress, egress and Utility easement (Rec. No. 8107070095). Per MICC 19.02.050(D)(5), maximum Height in Required Yard – Fill Slopes. No retaining walls or rockeries, or any combination of retaining walls or rockeries, to the extent used to raise grade and protect a fill slope, shall exceed a total of 72 inches in height within any required yard. All retaining walls and/or rockeries within a required yard shall be included in calculating the maximum height of 72 inches. A fence or guardrail may be placed on top of such retaining wall or rockery, but in no event shall the combined height of the fence and any retaining wall or rockery exceed 72 inches; provided, rockeries, retaining walls, fences, or any combination thereof, are limited to a maximum height of 42 inches within that portion of any required yard which lies within 20 feet of any improved street. *Please resolve the proposal’s conflict with the municipal code.*

The Planning Division’s processing of the building permit is on hold until these issues are resolved. Please do not hesitate to contact me at 206-275-7707 or via e-mail at sung.lee@mercergov.org if you have any questions.

Sung H. Lee
Admin. Project Specialist / Planner
Development Services Group

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