



## NOTICE OF APPEAL HEARING

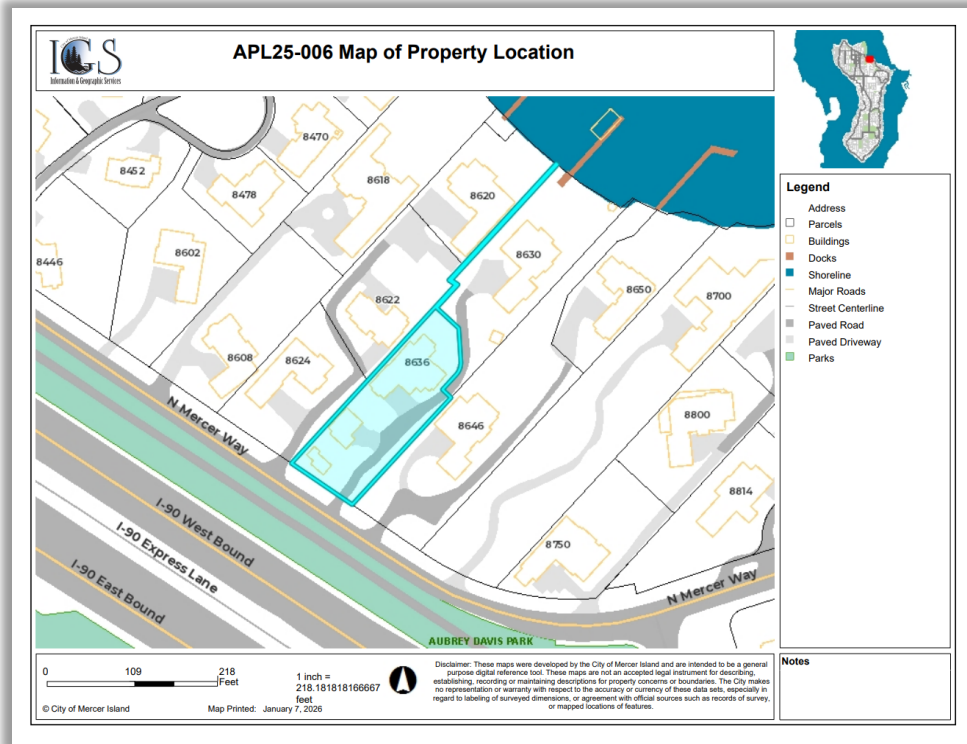
**NOTICE IS HEREBY GIVEN** that the City of Mercer Island Hearing Examiner will conduct an Open Record Appeal Hearing for the appeal of two (2) Land Use actions, which will convene at 9:00 AM on Friday, February 27, 2026, via the Zoom electronic platform.

**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/>

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=PflCm65wMiFyWHGupZiD2Y0aRHTQjLGFPGP2OwaFhzk.DQkAAAAUtX\\_YHRZkWWpJM0xTZ1NveXJHODBLdUR4N013AA&pwd=57TS113fJukD6nxdaQdOEBAih4zHId.1](https://us02web.zoom.us/j/88944400413?tk=PflCm65wMiFyWHGupZiD2Y0aRHTQjLGFPGP2OwaFhzk.DQkAAAAUtX_YHRZkWWpJM0xTZ1NveXJHODBLdUR4N013AA&pwd=57TS113fJukD6nxdaQdOEBAih4zHId.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](mailto: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](mailto:Grace.Manahan@mercerisland.gov) | (206) 275-7764