

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE23-005)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	3804 E Mercer Way	Parcel Number	210700-0100
Lot Size:	14,342 SF	Zoning:	R-9.6 (Single Family)
Brief Project Description:	Demo/Rebuild SFR within critical area	Documents Provided:	1. Infiltration letter 2. Survey 3. Floor plan 4. Questions and Narrative 5. Pre-App request form 6. Site plan
Applicant Information:			
Name: Mei Yang	Email: meiyang173@gmail.com	Phone: (425) 922-5926	
Second Pre-application Meeting Required:	Not Applicable		

Applicant Questions:

1. *Does foundation wall exempt from GFA calc?*

Staff Response: Without elevation drawings showing both existing and finished grade, I cannot tell you for certain whether a Basement Exclusion would be applicable to this project.

Basement Exclusion calculation instructions can be found in [MICC Appendix B](#) and Page 6 of the [Site Development Worksheet](#). This calculation would be taken from existing or finished grade, whichever is lower.

2. *The downhill side to bottom side of the roof not exceed 30 ft. If we have shed roof higher part is down hill side, do we still measure the bottom side of the roof? If we have pitched roof with vaulted ceiling, where do we measure to?*

Staff Response: Per [MICC 19.02.020\(E\)\(2\)](#), downhill building facade height is measured from the furthest downhill extent of the building at existing or finished grade, whichever is lower, to the top of the wall facade supporting the roof framing, rafters, trusses, etc.

Regarding the calculation of downhill façade height – the best method for requesting clarification is to provide a complete building section on the downhill side with all structural components drawn to scale, requesting the point where façade height will be measured to.

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3. *If we have a door at the mud room in the daylight basement, we will need to have a small retaining wall at north of the house. When we calculate the average grade, does that make the grade lower at the north of the house?*

Staff Response: Per [MICC 19.02.020\(E\)\(4\)](#), Average Building Elevation is calculated by dividing the weighted sum of the mid-point elevations by the total length of wall segments. The weighted sum is calculated using existing or finished grade, whichever is lower.

If constructing the retaining wall makes the finished grade lower than the existing grade, then you would use the finished grade for the ABE weighted sum.

4. *This project site is located near the lake. Does this project qualify for storm water flow control exempt?*

Staff Response: Your civil engineer will need to determine if the project will be exempt from the stormwater flow control based on the DOE manual exemption criteria. This project will require a full drainage design to meet all the requirements listed in MICC 15.09.

5. *We will need to remove all of the trees on site, because we'd like to have the front door facing west. Tree 8448 is a 24" cherry tree. Is that allowed to remove it?*

Staff Response: Please see the following relevant code. It appears a large tree has been removed without permit. Also see the 5/26/21 email that was not responded too. We will need the diameter of the tree and the dripline radius.

MICC19.10.060. (A)(2): Retention requirement. Development proposals specified under subsection (a)(1) of this section shall retain trees as follows:

A minimum of 30 percent of trees with a diameter of ten inches or greater, or that otherwise meet the definition of large tree, shall be retained over a rolling five-year period.

MICC19.10.060. (A)(5): Compliance required. Development proposals on lots that have removed more than 70 percent of large trees within the rolling five-year period, such that the 30 percent tree retention requirement under subsection (A)(2) of this section cannot be met, shall not receive approval unless and until compliance has been achieved. For example, a lot that has removed all of the trees in year "one" may not receive a preliminary subdivision approval in year "four." However, the preliminary subdivision approval may be granted in year "six," such that the rolling five-year period does not include the tree removal in year "one."

Please see the attached email for previous correspondence regarding the removed tree.

Other Staff Notes: The basement area of the proposed SFR looks like it could meet the definition of an ADU. If it contains basic requirements for living, sleeping, eating, cooking and sanitation, you will need to either submit a separate ADU permit application, or submit a Not-An-ADU Affidavit (both affidavits attached). GFA allowances for an ADU can be found in MICC 19.02.020(D)(3).

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Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Building Information
 - a. PRE APPLICATION NUMBER: **PRE23-005**
 - b. Address: 3804 E Mercer Way
 - c. Use: SFR
 - d. Construction Type: Wood Frame Type Vb
 - e. Square Footage: 7094
 - f. Deficiencies Noted on DRAFT REVIEW= **3**
2. [Developer Handbook- This is a guide with general information regarding the International Fire Code and CoMI standards. When conflicts are identified please contact the Fire Marshals Office for clarification.](#)
3. Special Consideration/Questions from Applicant: None requested
4. Sprinkler information
 - a. All New Single Family/ADU require a minimum of a NFPA 13D sprinkler system. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
 - b. Additional requirements may be added for fire access, grade, and fire flow.
 - c. **It is likely that at NFPA 13r Fire Sprinkler System will be required as part of deficiency mitigation. CoMI Standards listed below.**
 - d. [Fire Sprinkler Requirement Link 13r](#)
5. Fire Alarm information:
 - a. **Fire Alarm (NFPA 72) may be required due to width of the fire access road.**
 - b. Due to access, grade and turn-around this may be used as a code alternative.
 - c. Note that is a NFPA 72 "Chapter 29" Fire Alarm System is required to be installed to mitigate deficiencies this DOES take the place of installing a "line voltage" Smoke Detectors. LINE VOLTAGE SYSTEM DO NOT NEED TO BE INSTALLED IF AN APPROVED FIRE ALARM SYSTEM IS INSTALLED. IRC R314.7
 - d. [Fire Alarm Standard Link](#)
6. Hydrant and fire flow information (IFC Appendix A)
 - a. The fire flow at the home meets requirements with sprinkler reduction.
 - Hydrant C6-02 (1885gpm @ 84psi)
 - b. Distance to hydrant meets requirements
 - C6-02
 - HY-Rear of House- 200' (600' required)
 - HY-Access= 50' (250' required)
 - Access-ROH= 150' (150 Required)

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7. Access road (2018 IFC Appendix D) Turn Around. None provided.
 - a. Width. All access roads over 500 feet in length are required to be 26 feet in width.
 - Roadway width- >500' (692')
 - Width= 10.36 – CODE ALTERNATIVE REQUIRED
 - b. Fire Access Road distance: 692
 - c. Slope. 16% (<10 Required)
 - d. Turn-around: None Present (Possible Hammerhead options with area)
 - e. [Fire Apparatus Road Standard Link](#)
8. [Code Alternative Process:](#)
 - a. Code alternative processes are approved on a case-by-case basis and must show:
 - i. The reason the code may not be followed
 - ii. The proposal for mitigating the code
 - iii. The reason the proposal will meet or exceed the code requirements.
 - iv. Fire Code Alternatives must be submitted and approved by the Fire Code Official. A separate permit/application fee will apply for the review.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-prevention-information>

Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code.
2. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal.
3. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
4. Tree protection (typically at tree dripline) of retained trees will be required.
5. A full arborist report and tree protection plan will be required according to the following [treesubmittalchecklist.pdf \(mercerisland.gov\)](#).
6. A tree inventory worksheet is required, it will include all trees removed in the past five years [mercerislandtreeinventory.pdf](#).

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703.

1. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

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Building Comments:

Building Contact: Gareth.Reece@mercerisland.gov or 206-275-7710.

1. The site at 3804 E Mercer way is mapped as a geologic hazard area with potential slide, erosion, and seismic hazards. Please include in the geotechnical report the statement of risk require my MICC 19.07.160 (B) (3)
2. The geotechnical letter dated 11/26/22 included with the review materials does not provide adequate recommendations for the proposed construction (it looks like it's targeted to an infiltration investigation). The site exploration documented in this report is likely not complete to develop recommendations for the proposal.
3. City mapping for wind design values for this site reflects an exposure category C and Kzt=1.0
4. Regarding the calculation of downhill façade height – the best method for requesting clarification is to provide a complete building section on the downhill side with all structural components drawn to scale, requesting the point where façade height will be measured to.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

Planning Comments:

Planning Contact: Molly.McGuire@mercerisland.gov or 206-275-7712.

19.02.020 – Development Standards

C. Yard requirements.

1. Minimum. Except as otherwise provided in this section, each lot shall have front, rear, and side yards not less than the depths or widths following:
 - a. Front yard depth: 20 feet
 - b. Rear yard depth: 25 feet
 - c. Side yards:
 - i. Total width.
 - (a) For lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet.
 - ii. Minimum side yard width. The minimum side yard is five feet or 33 percent of the aggregate side yard total width, whichever is greater.
 - iii. Variable side yard depth requirement.
 - (a) Single-family dwellings shall provide a minimum side yard depth of 7.5 feet if the building exceeds (1) 15 feet for non-gabled roof ends measured to the top of the exterior wall facade, or (2) 18 feet for gabled roof ends measured to the top of the gabled roof end, from existing or finished grade, whichever is lower.
 - (b) Single-family dwellings with a wall facade height of 25 feet shall provide a minimum side yard depth of 10 feet.
2. Yard determination.
 - a. Front yard: West (E Mercer Way)
 - b. Rear yard: East
 - c. Side yards: North and South
3. Intrusions into required yards.
 - a. Minor building elements.

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- i. Porches, chimneys, fireplace extensions, window wells, and unroofed, unenclosed outside stairways and decks shall not project more than 3 feet into any required yards. Eaves shall not protrude more than 18 inches into any required yard, except:
- ii. No protrusion shall be allowed into any minimum required side yard setback abutting interior lot lines, including eaves.

Notes: Please be sure to label all yard setbacks on the site plan. Keep in mind that side yards must add up to 15 ft. at any given point along the North and South property lines.

D. Gross floor area.

1. Gross floor area shall not exceed: 8,000 sf or 40% of the lot area (5,736 sf), whichever is less.
2. Gross floor area calculation: The gross floor area is the sum of the floor area(s) bounded by the exterior faces of each building on a residential lot, provided:
 - a. The gross floor area shall be 150% of the floor area of that portion of a room(s) with a ceiling height of 12 – 16 feet, measured from the floor surface to the ceiling.
 - b. The gross floor area shall be 200% of the floor area of that portion of a room(s) with a ceiling height of greater than 16 feet, measured from the floor surface to the ceiling.
 - c. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10x10 ft dimension that accesses three stories shall be counted as 200 sf (100 sf for the first two stories, and 100 sf for the third story).

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Gross floor area: The total square footage of floor area bounded by the exterior faces of the building.

1. The gross floor area of a single-family dwelling shall include:
 - a. The main building, including but not limited to attached accessory buildings.
 - b. All garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 square feet.
 - c. That portion of a basement which projects above the lower of existing grade or finished grade as defined and calculated in appendix B of this development code.
 - d. Staircases.
 - e. Decks that are attached to the second or third level of a single-family dwelling and are covered by a roof. For the purposes of calculating the gross floor area of covered decks, the entire deck area covered by the roof shall be accounted for as floor area, provided an 18-inch eave extending beyond the edge of the deck shall not be included in the gross floor area.
 - f. Space under stairways or stairwells that is used, for example, as a closet or storage space if that space meets the definition of "floor."
2. The gross floor area of a single-family dwelling does not include:
 - a. Second- or third-level uncovered decks, or uncovered rooftop decks.
 - b. First-level covered decks and/or patios.
3. In the Town Center, gross floor area is the area included within the surrounding exterior finish wall surface of a building, excluding courtyards and parking surfaces.

Notes: Applicant did not provide GFA calculations for pre-application meeting.

E. Building height limit.

1. Maximum building height: 30 feet above the average building elevation to the highest point of the roof.
2. Maximum building height on a downhill building facade: 30 feet measured from existing or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

Notes: No notes, see answers to applicant questions above.

F. Lot coverage.

3. Lot coverage – landscaping required.
 - a. Minimum area required: limited to a percentage of net lot area; the percentage varies between 20-40% depending on the slope of the lot. The lot slope is calculated by subtracting the lowest existing elevation from the highest existing elevation and dividing the resulting number by the shortest horizontal distance between these two points.
 - i. Lot coverage is calculated by totaling (1) all drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless of material type) and (2) roof line, including eaves and covered decks/patios/walkways.

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- b. Hardscape.
 - i. A maximum of 9% (1,290.78 sf) of the net lot area may consist of hardscape improvements, including but not limited to walkways, uncovered patios and decks, retaining walls and rockeries, etc.
 - ii. Hardscape improvements can be within the maximum lot coverage allowance. If the proposed lot coverage is less than the maximum lot coverage, the difference can be used for hardscape.

Notes: Applicant did not provide hardscape calculations for pre-application meeting.

19.07 – Environment

19.07.060 – Critical area maps and inventories (see attached hazard report)

- 1. Potential Slide
- 2. Erosion
- 3. Seismic

19.07.070 – Notice on Title required per standards of this section.

19.07.090 – Critical area reviews.

- A. Critical area review 1 – to review verification of the presence or absence of a critical area or verification of the delineation and/or type of wetland or watercourse.
 - 1. If a building permit is required for the proposed scope of work associated with the CAR1, then the substance of the review shall take place concurrently with the building permit review and no separate land use review application is required.
- B. Critical area review 2 – to review critical area studies and mitigation plans in support of proposed buffer averaging and reduction of wetland and watercourse buffers.
 - 1. When development and/or activity is proposed on a site containing only geologically hazardous areas, an applicant has the option of either (1) applying for a CAR2 review in advance of construction permits using the procedures for a Type 3 land use review or (2) requesting consolidation of the review of geologically hazardous areas together with construction permit review. All of the requirements of the CAR2 review must still be met.
 - 2. Requirements for a complete application include a critical area study meeting the requirements in [MICC 19.07.110](#), critical area study and [MICC 19.07.100](#), mitigation sequencing.
 - 3. Geotechnical reports must address the criteria in [MICC 19.07.160](#) which include an analysis documenting that the subject property, neighboring properties, and other critical areas will not be adversely impacts. A statement of risk must also be provided.

Notes: No notes, project must comply with this section.

Other Regulations:

- 1. Underlying Plat limits
 - a. Conditions: None noted.
 - b. Covenants: None noted.
 - c. Easements: Private side sewer easement (5305681), Private road & Utility tract (196402145699123)
 - i. Vehicular Access Easements: No structures shall be constructed on or over any vehicular access easements. A minimum 5-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures;

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provided that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the 5-foot yard setback so long as improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

- ii. 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.
 - iii. Since multiple property owners share an interest in the easement, all parties with an interest must agree to the change.
2. Nonconforming issues
 - a. MICC 19.01.050
 3. Vesting: Please see the standards in MICC 19.15.170.
 4. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
 5. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals
 - i. ADU Permit
 - b. [Consolidated Review](#)
 - c. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically
 - iii. Application Completeness check
 - iv. Notice of Application (public notice via sign on site, mailing, notice in bulletin), begin 30-day comment period
 - v. Review
 - vi. Review comments sent out if needed and subsequent submissions returned by applicant
 - vii. Notice of Decision
 - viii. Appeal period
 - d. Land use approvals are valid for a period of 3 years from the date of approval.

Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

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Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Pre-Application Fees:

The minimum fee for the pre-application meeting must be paid to initiate the pre-application process. If staff time exceeds the minimum hours allotted, the applicant will be invoiced via email for additional staff hours at the current hourly rate. Note: All involved staff members track time spent researching and preparing, attending the meeting, corresponding, responding to questions pre and post meeting, and/or on any other activity related to the pre-application process for the project. Applicants who continue to discuss the meeting with staff should expect to be invoiced for additional staff time.

2022 Pre-application Fees	
<p>Type 1 Pre-Application Meeting: \$900 minimum fee, plus charges for any staff time spent on the pre-application over 6 hours. Any additional staff time is charged at a rate of \$150/hour.</p>	<p>Type 2 Pre-Application Meeting: \$1,800 minimum fee, plus charges for any staff time spent on the pre-application over 12 hours. Any additional staff time is charged at a rate of \$150/hour.</p>
<p><i>Please Note: Fees will continue to accrue, post pre-application meeting, in situations where the applicant requests follow up or has additional questions that require additional staff time. Fees will be assessed at the hourly staff rate in place at the time of accrual and invoiced via email.</i></p>	

Sincerely,

Molly McGuire
 Planner
 Community Planning & Development
 City of Mercer Island

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Mercer Island Fire Marshal Office
3030 78th Avenue SE
Mercer Island, WA 98040
(206) 275-7966

Permit No: []

FIRE PLAN REVIEW

Address: _____

1. PROJECT TYPE

- NSF ADU/DADU
Alteration or Addition

Valuation Ratio (based on Fire Area Worksheet

Proposed Work / Assessed Value = %

- Exempt structure - detached garage or similar non living space structure
Less than 10% (fire review not required)
10 - 49% (monitored Household Fire Alarm System per NFPA 72 Chapter 29, if fire deficiency)
50% or greater (substantial alteration)

2. FIRE AREA

- Fire Area = square feet (sf) (from Fire Area Worksheet)
≥ 10000 SF Requires a NFPA 13R or 13 sprinkler system (use 13R sprinkler system as base)

3. FIRE FLOW

Hydrant ID# PSI

Flow Required GPM @ 20 psi (from IFC table B105.1)

With Sprinkler Reduction GPM @ 20 psi (50% reduction)

Available GPM @ 20 psi (Max of 500gpm for a 2-port hydrant)

- Does not meet fire flow even with sprinkler reduction (use 13R sprinkler system as base)
Does not meet fire flow due to no sprinkler reduction credit.

4. HYDRANTS

Number Required: Spacing

- Number Available: Spacing

- Distance from all building points to hydrant (300' Max, 600' W/ Sprinklers)

5. FIRE ACCESS ROADS

- Distance from all points to access road (150'). _____
- Length provided: _____ ft. (Over 150' from access road must provide turn-around)
- Width Required: < 500' = 20' ≥ 500' = 26'
- Width provided: ≥ 16' 12' - 16'
 ≤ 12' Code Alternate Required
- Radius provided (minimum 28' inside/45' outside): _____ ft.
- Turnaround provided: None Sub Standard Standard N/A
- Grade Provided: < 10' < 15' < 20' Current _____ %
 > 20' Code Alternate Required

6. FIRE REQUIREMENT

- No Fire Requirement
- Monitored Household Fire Alarm
- 13D Fire Sprinkler System
- 13R Fire Sprinkler System
- Code Alternate Proposal

Reviewer Comments

WHEN RECORDED, RETURN TO:

City of Mercer Island
Attn: Community Planning & Development
9611 S.E. 36th Street
Mercer Island, WA 98040

AFFIDAVIT IN SUPPORT OF ACCESSORY DWELLING UNIT PERMIT

Grantor: _____

Grantee: City of Mercer Island, a municipal corporation

Legal Description: _____

(If not enough space, attach separate sheet labeled Exhibit A)

Assessor's Tax Parcel ID Number: _____

Affidavit in Support Of Single-Family Building Permit # _____

I, _____, am over the age of 21 years, and make the statements herein of actual knowledge.

1. The address of my property is _____, Mercer Island, WA 98040, and we are applying for a permit to build an accessory dwelling unit at this address.
2. I own this property and I and/or someone in my immediate family will make my/their legal residence in the principal dwelling or accessory dwelling unit and actually reside in such dwelling for more than six (6) months per year.
3. I understand that either the property owner or an immediate family member of the owner will occupy the principal dwelling unit or accessory dwelling unit for more than 6 months per year. If this requirement is not met, the accessory dwelling unit will lose its permitted status.
4. I will notify my prospective purchasers of the limitations of Mercer Island's Accessory Dwelling Unit regulations.

5. I will notify King County Department of Records and Elections if the accessory dwelling unit is removed from this property.
6. I understand that the City may require the removal of the accessory dwelling unit if any of the requirements for the accessory dwelling unit are violated.
7. I agree to have this document recorded with the King County Department of Records at my expense and supply a copy to the City of Mercer Island.

I declare under penalty of perjury that the foregoing is true and correct.

SIGNED: _____ DATE: _____

Property Owner(s)

SIGNED: _____ DATE: _____

Property Owner(s)

STATE OF WASHINGTON)

) ss

COUNTY OF KING)

On this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me _____ and to me know to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 20____

NOTARY PUBLIC in and for the State of Washington

Printed Name _____

My Appointment Expires _____

WHEN RECORDED, RETURN TO:

City of Mercer Island
Attn: Community Planning & Development
9611 S.E. 36th Street
Mercer Island, WA 98040

AFFIDAVIT IN SUPPORT OF SINGLE-FAMILY BUILDING PERMIT

Grantor: _____

Grantee: City of Mercer Island, a municipal corporation

Legal Description: _____

(If not enough space, attach separate sheet labeled Exhibit A)

Assessor's Tax Parcel ID Number: _____

Affidavit In Support Of Single-Family Building Permit # _____

I, _____, am over the age of 21 years, and make the statements herein of actual knowledge.

1. The address of my property is _____, Mercer Island, WA 98040, and there is **not** an accessory dwelling unit or a duplex at this address.
2. This shall remain a single family unit, unless approved otherwise by the City of Mercer Island.
3. I will notify my prospective purchasers of the limitations of Mercer Island's Accessory Dwelling Unit regulations.
4. I understand that the City may require the removal of any accessory dwelling unit, duplex, or other multi-family unit if any of the requirements for single-family housing are violated.
5. I agree to have this document recorded with the King County Department of Records at my expense, and supply a copy to the City of Mercer Island.

I declare under penalty of perjury that the foregoing is true and correct.

SIGNED: _____ DATE: _____
Property Owner(s)

SIGNED: _____ DATE: _____
Property Owner(s)

STATE OF WASHINGTON)

) ss

COUNTY OF KING)

On this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me _____ and to me know to be the individual described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 20____

NOTARY PUBLIC in and for the State of Washington

Printed Name _____

My Appointment Expires _____



City of Mercer Island Property Hazard Report

Site Address: 3804 E MERCER WAY

Parcel #: 2107000100

Report Generated on February 9, 2023

Potential Slide:



Steep Slope:

No Hazard Found

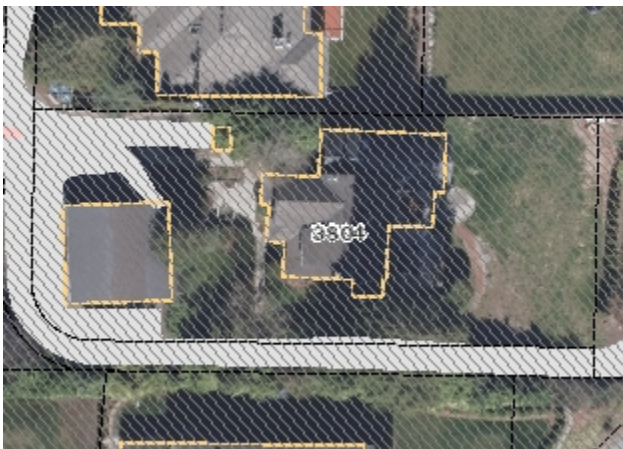
Erosion:



Seismic:



Wind Exposure:



Wind Speed Up Values

1.0 1.3 1.6 1.9



These maps are for the use of City of Mercer Island staff for the purposes of permit application evaluation. It provides a general assessment of known or suspect hazard areas for which the City will require site and project specific evaluation by a Washington State licensed engineer, geologist or engineering geologist prior to issuing a site for development. All areas have not specifically evaluated for hazards and there may be locations that are not correctly represented on these maps. It is the responsibility of the property owners and map users to evaluate risk associated with their proposed development. No site-specific assessment of risk is implied or otherwise indicated by the City of Mercer Island by these maps.

From: [John Kenney](#)
To: [Molly McGuire](#)
Subject: FW: Tree Cutting No Permit 3804 E Mercer Way
Date: Tuesday, February 14, 2023 10:57:58 AM
Attachments: [No Permit 3804 E Mercer Way.PNG](#)

Molly,

Here is the email I referenced for 3804 E MERCER WAY PRE23-005.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

[John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor](#)

City Arborist

City of Mercer Island - Community Planning & Development

City Hall Operating Hours: Tuesday-Wednesday-Thursday 9AM to 4PM

206.275.7713 | mercerisland.gov/trees

Schedule an inspection: [Inspection Scheduling](#)

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: David Henderson <david.henderson@mercergov.org>
Sent: Wednesday, May 26, 2021 12:43 PM
To: Chun Ling Ou <chunling.office@gmail.com>
Cc: John Kenney <John.Kenney@mercergov.org>; Angie Moreau <angie.moreau@mercergov.org>
Subject: FW: Tree Cutting No Permit 3804 E Mercer Way

Hi Vicky,

Please see the forwarded message below. I am reaching out regarding an alleged tree removal on your property which may require a permit. You may contact our arborist, John Kenney (cc'd above) to discuss the matter or reply and follow up with me.

Thank you for working with me on the previous matter. I hope you have had a prosperous year & you and your family are safe and well.

Kind regards,

David

[David Henderson](#)

Code Compliance Officer

Plans Examiner

Building inspector

City of Mercer Island – Community planning & Development

206-275-7705 | C: 206-507-2064 | David.Henderson@mercergov.org

Schedule an inspection: [Inspection Scheduling](#)

If possible, please include within either the subject or body of your email one or more of the following to help me assist you efficiently: A contact telephone number; site address; assigned permit number; compliance case file number; King County parcel identification number. Thank you!

*Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. The City Hall and the Permit Center are closed to the public as of Friday, March 13. There is no “walk in” permit service; staff are working remotely. **Please note** that the Governor has issued a Stay at Home order. More information is available on the City’s website: www.mercergov.org/cpd. Most services will be continuing via remote operations. We encourage customers to contact staff directly via email or their office number - phone lines are set up to forward calls to staff. Please contact us by phone or email for general customer support at 206-275-7605 or epermittech@mercergov.org.*

From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, May 26, 2021 11:31 AM
To: David Henderson <david.henderson@mercergov.org>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>; Alison Van Gorp <alison.vangorp@mercergov.org>
Subject: Tree Cutting No Permit 3804 E Mercer Way

David,

Angie said she got a call from a resident who said a tree on this lot was being removed. She checked and no tree permit or other active permits, except CE20-0033. Since this is not in a critical area and the owner could remove the tree with a tree permit even if the tree is not a hazard. I decided not to go out and try to stop it. Either this is just pruning or the tree is damaged by the time we get the call.

I looked and we have no email or phone number for the owner. It looks like you were in correspondence with the owner for the open code case. Can you help me notify the owner about this issue? I can proceed with the specifics once you have their attention.

Please see the attached photo of the tree I think the person is referring to. And the link to the permit application below.

<https://www.mercerisland.gov/cpd/page/tree-permits-private-property>

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
City of Mercer Island - Community Planning & Development
206.275.7713 | mercerisland.gov/trees
Schedule an inspection: [Inspection Scheduling](#)

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no “walk in” permit

service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd Please contact us by phone for general customer support at 206-275-7626.

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

3804 E Mercer Way

All

Street View & 360°



Mercer Island, Washington

Google

Street View

