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## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
206.275.7605 | [www.mercerisland.gov/cpd](http://www.mercerisland.gov/cpd)



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## PUBLIC NOTICE OF DECISION

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**NOTICE IS HEREBY GIVEN** that approval has been granted for the application described below:

**File No.:** CAO24-031

**Permit Type:** Type III

**Description of Request:** A request for a Critical Area Review 2 for the demolition of an existing single-family residence and construction of a new single-family residence on a lot containing geologically hazardous areas.

**Applicant/ Owner:** Vann Lanz (LNL Builds, LLC) / Vann Lanz

**Location of Property:** 8020 SE 57th St, Mercer Island, WA 98040  
King County Assessor tax parcel number: 294890-0082

**SEPA Compliance:**

The project is exempt from SEPA Review pursuant to [WAC 197-11-800\(1\)\(b\)\(i\)](#).

**Applicable Development Regulations:** Pursuant to Mercer Island City Code (MICC) [19.15.030](#) Table A, applications for Critical Area Review 2 are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table C.

**Other Associated Permits:** Building Permit No. 2403-129

**Project Documents:** <https://mieplan.mercergov.org/public/CAO24-031>

**Decision:** Approved subject to conditions.

**Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from Community Development and Planning. Upon receipt of

a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

<b>Application</b>	Date of Application:	September 19, 2024
<b>Process</b>	Determined to Be Complete:	October 8, 2024
<b>Information:</b>	Public Comment Period:	October 14, 2024 through 5:00 PM on November 13, 2024
	Date Notice of Decision Issued:	April 7, 2025
	Appeal Filing Deadline:	5:00 PM on April 21, 2025
<b>Project Contact:</b>	Molly McGuire, Senior Planner molly.mcguire@mercerisland.gov   (206) 275-7712	