
COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
206.275.7605 | www.mercerisland.gov



PUBLIC NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN for the application described below:

File No.: CAO25-018

Permit Type: Type III

Description of Request: A request for a Critical Area Review 2 to build a two-story single-family residence with a basement level, totaling approximately 2,320 square feet of heated space and an attached 470 square foot garage on a site containing geologically hazardous areas.

Applicant/Owner: Vann Lanz (LNL Builds) / James Tatlow

Location of Property: 4450 84th Ave SE, Mercer Island WA 98040
King County Assessor tax parcel number: 759810-0760

SEPA Compliance:

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

Project Documents: <https://mieplan.mercergov.org/public/CAO25-018/>

Written Comments: This may be the only opportunity to comment on this proposal. Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made. Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

Public Hearing and Public Meeting: Pursuant to [MICC 19.15.030](#) Tables A and B, a public hearing is not required for Type I-III permits.

Applicable Development Regulations Applications for Critical Area Review 2 are required to be processed as Type III land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030.

Other Associated Permits: Permit No(s): 2504-104,

Environmental Documents: Copies of all studies and/or environmental documents are available through the above project documents link.

Application Process Information:

Date of Application:	August 21, 2025
Determined to Be Complete:	August 28, 2025
Weekly Permit Bulletin Notice:	September 8, 2025
Date Mailed:	September 8, 2025
Date Posted on Site:	September 8, 2025
Comment Period Ends:	5:00PM on October 8, 2025

Project Contact:

Madelyn Nelson, Assistant Planner
madelyn.nelson@mercerisland.gov | (206) 275-7704