

Property Address: 4649 Forest Ave SE Mercer Island 98040

Parcel #: 404500-0080

Gross Lot Area: 22,237

Zone: R-15 (Single Family)

Proposed Application & Description of Proposal: **Expand existing DADU from 229 sf to 864 sf using pre-fab panels and fittings. Add insulation & heat pump.**

- Geotech report by Gary Flowers, PLLC Geological & Geotechnical Consulting
- Landscape architect report by John E. Rubenkönig, Rubenkönig Planning and Landscape Architecture, PLLC
- Arborist Report by Scott Sinclair – Tree Harmony Arborists, LLC (Mercer Island)
- Boundary & topographical survey by Terrane.
- Drawings, plan set & structural calculations by Studio Shed.
- Pre-fab panels, fittings, fixtures by Studio Shed installed by Tiny Town Construction. Consulting by RKK Construction (Mercer Island).

Application History

Pre-Application Meeting (PRE-23-052) notes 09/23/23. Correspondence with Grace Manahan 03/01/24.

CAO24-030 and SHL24-022 applied 5 September, 2024.

Molly McGuire. Senior Planner has been reviewing our applications; Geotechnical peer reviewer Michele Lorilla

CAO24-030 and SHL24-022 expired August 25, 2025 while we were waiting for soil sample analysis and Geotech report (submitted on September 12, 2025) in response to questions from Michele Lorilla. Per Molly's guidance, we are submitting new Critical Area Review 2 and Shoreline Exemption applications.

Project falls under exemptions in WAC 173-27-040 as height of DADU is 13 feet.

“Developments exempt from substantial development permit requirement.

1 (g) Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter 90.58 RCW. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland.”