

Molly McGuire

From: Andrew Mitton <andrewmitton777@gmail.com>
Sent: Thursday, February 19, 2026 3:43 PM
To: Molly McGuire
Subject: Written Comments for 2424 74th Ave SE, Mercer Island (File No. CAO25-028)

Dear Molly,

I received a notice regarding the proposed construction work at 2424 74th Ave SE, Mercer Island (File No.: CAO25-028). I am a nearby owner and writing to submit written comments regarding the application to demolish the single-family home at 2424 74th Ave SE and build a multi family duplex.

Firstly - Due to the proximity of the proposed construction work to my property, I am concerned that the proposed work will cause soil and bank disturbance to my property and also a have negative impact to the foundation of my structure.

Secondly - While I recognize that recent state legislation requires local governments to plan for and accommodate additional housing types under the Growth Management Act (GMA), I am concerned that the City of Mercer Island has not yet fully implemented the local regulations and administrative procedures needed to guide how such projects must comply with both state requirements and City standards for multi-unit residential structures.

Specifically, but not limited to, I would like to understand whether the City currently has in place the necessary local rules—such as zoning criteria, dimensional and design standards, parking requirements, utility and sewer capacity standards, building and life-safety provisions, and administrative review procedures—to ensure that duplex or multi-unit conversions / new builds are reviewed and permitted in a manner that is consistent, enforceable, and aligned with the state mandates. If such rules are not yet in place, I am concerned that the project may proceed under an incomplete regulatory framework, creating a material risk of piecemeal or inconsistent permitting that could complicate compliance once the City adopts its implementing regulations.

I respectfully request that the City—or any relevant reviewing entity—address this concern and clarify whether the regulatory groundwork required for such a conversion has been fully established.

Therefore, I would like to submit this written comment about my concerns for the city to look into. I would also like to remain as party of record and receive notification and decision about the said proposed work and right to appeal in the future

Kind regards,

Andrew Mitton