



# Evergreen Permits

3/17/2026

## **CRITERIA COMPLIANCE NARRATIVE**

**Project:** Hartley Re-roof

**Address:** 8410 Benotho Pl, Mercer Island, WA 98040

**Permit Application No.:** 2510-189

### **MICC 19.07.090 – Allowed Activities and Exemptions**

The proposed project consists of the removal and replacement of existing torchdown roofing with a PVC membrane over an existing one-car garage. The scope of work is limited to maintenance and repair of an existing structure. Pursuant to MICC 19.07.090, the project qualifies as an allowed activity as it involves normal maintenance, repair, or replacement of existing structures that does not expand the building footprint, alter the structure, or increase the intensity of use. No structural modifications are proposed, and no work will occur outside the existing roof area. The project does not involve ground disturbance, vegetation removal, grading, excavation, or installation of new impervious surfaces. Therefore, the activity does not result in impacts to critical areas or their buffers and is consistent with the intent of allowing minor repair activities without adverse environmental impact.

### **MICC 19.07.130 – General Performance Standards**

The proposed roofing replacement complies with the general performance standards as follows:

**1. No Alteration of Critical Areas or Buffers:**

All work is limited to the existing garage roof. No work is proposed within the ground plane; therefore, no alteration of any critical area or associated buffer will occur.

**2. No Increase in Impervious Surface or Development Footprint:**

The project does not expand the building footprint or increase lot coverage. The existing roof area remains unchanged.

**3. No Ground Disturbance:**

No grading, excavation, soil disturbance, or vegetation removal is proposed. As such, there is no potential for erosion, sedimentation, or disturbance to critical area functions.

**4. Protection of Ecological Functions:**

Because the project is limited to in-place roof replacement, it will not affect hydrology, habitat, or other ecological processes. The work maintains existing site conditions and does not introduce new impacts.

**5. Consistency with No Net Loss Standard:**

The proposal will not result in a net loss of critical area ecological functions. The existing conditions will be maintained, and the project does not introduce any new sources of impact.