

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address:	7520 Mercer Terrace Dr, Mercer Island, WA 98040
Parcel Number(s):	545360-0100
Gross Lot Area(s):	9,701 SF
Net Lot Area(s):	9,701 SF
Zone:	R-9.6 SINGLE FAMILY RESIDENTIAL
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	<input type="checkbox"/> Urban Residential <input type="checkbox"/> Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

PROPERTY OWNER INFORMATION


Name: Rodolfo Hernandez McIntyre	Company (if applicable):
Address: 7520 Mercer Terrace Dr, Mercer Island, WA 98040	E-Mail: rodolfo@kw.com
Phone: 206-291-8329	

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

Name: Diego Pineda	Company (if applicable): One Point Management LLC
Address: 702 Spring St, Seattle, WA 98104	E-Mail: Diego@opm-db.com
Phone: 206-771-5014	

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature 	Date 11/18/2025
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PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

Application of Seasonal Development Limitation Waiver for wet season construction approval.

Subject building permit #2402-026

Critical Area Permit #CAO24-003

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
Critical Area Review 1	Environmental Impact Statement	Short Plat- Preliminary
Critical Area Review 2	SEPA Review	Short Plat- Alteration
DESIGN REVIEW	LEGISLATIVE	Short Plat- Final Plat
Design Review – Signs	Code Amendment	Long Plat- Preliminary
Design Review – Code Official	Comprehensive Plan Docket Application	Long Plat- Alteration
Design Commission Study Session	Comprehensive Plan Application (If Docketed)	Long Plat- Final Plat
Design Commission Review – Exterior Alteration	Rezone	Lot Line Revision
Design Commission Review – Major New Construction	OTHER LAND USE	WIRELESS COMMUNICATION FACILITIES
	Accessory Dwelling Unit	New Wireless Communication Facility
DEVIATIONS	Code Interpretation Request	Wireless Communications Facilities- 6409 Exemption
Deviations to Antenna Standards – Code Official	Conditional Use (CUP)	Small Cell Deployment
Deviations to Antenna Standards – Design Commission	Noise Exception Type I - IV	Height Variance
Public Agency Exception	Other Permit/Services Not Listed	
Reasonable Use Exception	SHORELINE MANAGEMENT	
Variance	Shoreline Exemption	
<input checked="" type="checkbox"/> Seasonal Development Limitation Waiver – Wet Season Construction Approval	Shoreline Substantial Development Permit	
	Shoreline Variance	
	Shoreline Conditional Use Permit	
	Shoreline Permit Revision	

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.