



Date: June 17, 2024
To: City of Mercer Island
Community Planning & Development

From: Brad Sturman

Re: Biggs Residence Remodel & Addition
2411 60th Ave SE
Mercer Island, WA 98040

Shoreline Exemption Application Narrative:

A Shoreline Exemption is being requested due to qualification per WAC 173-27-040(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.”

We are also requesting that the shoreline exemption be reviewed concurrently with building permit 2407-071.

Project Scope of Work:

The proposed project is a remodel of an existing single family house on an existing 13,932 sf lot of the west side of Mercer Island just south of I-90. The existing to remain vehicular access is a driveway via access easement on an adjacent property.

The existing residence will remain. The existing roof will be removed and a new sloped roof will be built on the existing exterior wall, which will be cut down or extended as required to reorient the roof ridge. Solar panels are intended to be installed on the south section of the new roof.

An existing exterior roofed and walled covered outdoor room on the main floor will be fully enclosed and insulated as new conditioned space. It will follow the roof line of the new roof.

Several interior walls will be reconfigured and doors enlarged and exterior doors and windows replaced or relocated. A small addition to the primary bathroom will be built with a new slab on grade foundation. This small addition is into the existing driveway and thus is lot coverage where there was already lot coverage, so no new net lot coverage.

A new workshop will be constructed over the existing garage space with exterior access via an open deck and exterior landscape stair. No connection from house to workshop is proposed and the workshop is not intended to be an ADU now or in future.



Exterior hardscape changes will consist of the exterior stair up to the new shop area as well as a retaining wall to support it. In addition there will be a new flat garden space created uphill of the residence by retaining wall and/or shoring walls. The existing driveway and paths on the lot will remain, as will the existing dock.

The existing single family residence is non-conforming for current side yard setback requirements. Proposed residence will comply to the 40% rule for not disturbing more than 40% of the existing wall. The plate of the existing exterior wall will be cut down or extended (with new full height studs) as required to change the direction of the roof.

Drainage will be new tightlined footing and gutter drains into a catch basin and thence out to discharge in the lake per civil engineering.

No work is proposed in the first 25' of the shoreline setback and no structures will be located there other than the existing dock. Work 25' to 50' from the OHWM in the impervious surface limitation zone will be slightly expanded hardscape for the deck stair and the total is less than the 30% max allowable. The bulk of the work to the residence takes place within the existing footprint with the exception of a small addition at the NE corner and an expansion of an upper floor deck. All other work will be performed within 200' of the shoreline as the entire lot is within 200' of the shoreline.

All existing trees on site will be retained. No tree removal is planned.

Sincerely,
Brad Sturman
Sturman Architects, Inc.