

Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Shoreline Exemption
Project Narrative

Land Use Reviewer:

Bruce and Ann Vanderwall hired Conard Romano Architects to design an interior remodel with new deck and lower terrace and was permitted under permit 2101-202-202. As the project progressed the permit was revised to include a crawlspace conversion into basement storage area and entry pathway under permit 2101-202-REV1. Towards the end of the scope of work permitted under 2101-202-REV1, the clients requested the permit be revised to include a detached accessory structure, site retaining walls, additional hardscaping, driveway re-paving, hardscape removal, and tree planting that was approved on 5/8/24 under permit 2101-202-REV2. The permit expired on 8/10/24 and the entire scope of work was not completed by the time the permit expired.

Due to the expiration of the permit a new permit is being applied for to include the work not completed under permit 2101-202-REV2. The scope of work that has already been completed for this new permit is the detached accessory structure shoring walls and foundation footings and the site retaining wall near the shoreline. The work remaining to be completed are the detached accessory structure foundation walls and framing, retaining wall along the driveway, driveway re-paving, hardscaping, hardscape removal, and tree planting. The scope of work complies with Title 19 MICC.

Thank you,

Erik Voris