



Roger MacPherson Design

Date: ~~September 9, 2024~~ Revised 12/9/2024

To: City of Mercer Island – Development Services
9611 SE 36th Street
Mercer Island, WA 98040

Re: **Butterworth Shoreline Exemption**
5330 Butterworth Rd.
Parcel #: 866140-0040

Project Description:

This project involves the remodeling of an existing single-family residence located on Lake Washington. The proposed renovations include demolition of the middle portion of the existing home, exterior finishes, interior upgrades and finishes. The project will maintain the existing footprint of the residence and will not involve any expansion or addition of new structures beyond the existing house.

The proposed project is expected to have no measurable negative impact on the environment. The project will comply with all applicable shoreline regulations and will not result in any shoreline alteration, habitat loss, or degradation of water quality. The project will also adhere to best management practices to minimize any potential impacts during construction.

Conclusion:

Given the nature of the proposed renovations and the project's commitment to environmental stewardship, this project qualifies for a shoreline exemption permit. The project will enhance the existing residence while ensuring the protection of Lake Washington's shoreline resources.

Exemption Criteria

This project is exempt from the requirement of a shoreline substantial development permit because the development is construction of a single-family residence and/or accessory structure and meets the requirements below.

WAC 173-27-040(2)(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. "Single-family residence" means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single-family residence and is located landward of the ordinary high water mark and the perimeter of a wetland. On a statewide basis,

normal appurtenances include a garage; deck; driveway; utilities; fences; installation of a septic tank and drainfield and grading which does not exceed two hundred fifty cubic yards and which does not involve placement of fill in any wetland or waterward of the ordinary high water mark. Local circumstances may dictate additional interpretations of normal appurtenances which shall be set forth and regulated within the applicable master program. Construction authorized under this exemption shall be located landward of the ordinary high water mark."

WAC 197-11-800 (1)(b)(i)

Categorical Exemptions

(1) Minor new construction – Flexible Thresholds

(b)(i) The construction or location of four (or less) attached or detached single family residential units.

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