



S T U R M A N
A R C H I T E C T S

Date: December 12, 2024

**To: City of Mercer Island Building Department
9611 SE 36th Street
Mercer Island, WA 98040**

**From: Kati Eitzman
Brad Sturman
Sturman Architects**

**Re: Jason Brothers, Inc Residence
4006 E. Mercer Way
Mercer Island, WA 98040
Tax Id # 413190-0005**

Subj.: Shoreline Exemption – Application Narrative

An exemption is being requested due to qualification by 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. "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.”

NARRATIVE:

The project site is a 36,116 square foot lot directly adjacent to Lake Washington. The slope of the large lot varies, being more level in the west and east portions, while the middle of the lot has a steeper slope. The overall Lot Slope is 20%.



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According to the Mercer Island GIS, it contains potential Critical Areas of Landslide Risk, Seismic Activity and Erosion Risk. A qualified geotech engineer conducted a site study and borings and determined none of those classifications applied to the subject lot.

A Category III Wetland along the Shoreline was located and classified by a qualified Ecologist, who has also prepared mitigation plans for improving the Shoreline to reduce the required Wetlands buffer from 100' to the standard 60'.

An existing single-family residence will be demolished.

A new single-family residence with attached garage will be constructed in roughly the same location and orientation as the existing house. The house will be two stories plus a full basement, with a double depth attached garage and covered deck. 9099 total square feet of living space is proposed. To accommodate geotechnical conditions found on the site, the foundation will be a structural slab on grade with pin piles extending down to non-liquefiable soil. The rear patio will also be a structural slab on pin piles.

One regulated tree is being proposed for removal- a 21" Western Red Cedar.

We are requesting a Concurrent Review of our Building Permit Application, Critical Area II Review Application, Wet Season Waiver, SEPA Review and Shoreline Exemption Application.

Sincerely,

Sturman Architects,

Kati Eitzman

Brad Sturman