



nearest fire hydrant location @ intersection of 77th ave se & 78th ave se (approx. 150ft)

note: no new footprint added with the proposed additions. all work remains under existing structure and does not enlarge its footprint as of january 1, 2005 per 19.07.130

shoreline 12 december 2024

1 shoreline site plan
1" = 10'-0"

○ hardscape calculation

lot area: 19,333 sf

existing uncovered decks:	0 sf
existing uncovered patios:	1,029.6 sf
existing walkways:	745.2 sf
existing stairs:	110.1 sf
existing rockeries & retaining walls:	1,007.4 sf
existing uncovered hot tub:	135.1 sf
total project hardscape:	3,027.4 sf

note: no new hardscape proposed under this permit
percentage of hardscape: 3,027.4 sf / 19,133 sf = 15.7 % hardscape (9% allowed)**

**existing non-conforming condition proposed to remain per 19.01.050, no increase proposed under this permit. originally permitted under permit 97-0132

○ landscape calculations

lot area: 19,133 sf
allowable hardscape: 1,722 sf
required landscape (minus allowable hardscape): 10,714.5 sf

existing lot coverage:	6,829.4 sf (35%)
existing hardscape:	3,027.4 sf (15.7%)

total existing softscape: 9,276.2 sf**
total landscaping percentage: 48.4%**

**existing non-conforming condition proposed to remain per 19.01.050, no increase proposed under this permit. originally permitted under permit 97-0132

○ lot coverage calculation

maximum lot coverage = 35% (lot slope ≥ 15% but < 30%)

lot area: 19,133 sf

main structure roof area:	existing: 2,943 sf	proposed: no change
accessory structure roof area:	1,273.2 sf	no change
vehicular use:	2,278.6 sf	no change
covered patios & decks:	334.6 sf	no change
total:	6,829.4 sf	no change

total / lot area = 35.7%** no change

**existing non-conforming condition proposed to remain per 19.01.050, no increase proposed under this permit. originally permitted under permit 97-0132

○ land use code information

zoning: R-12
lot area: 19,133 sf (0.44 acres)

required setbacks: 19.02.020.C
required minimum: front: 20 ft side: 7.5 ft min, 15 ft total rear: 25 ft
minimum proposed: front: 59.4 ft (garage) side: 7.5 ft (east) / 23.25 ft (west) rear: 39.7 ft **complies**

floor area: 19.02.020.D
allowed: 40% of lot area = 7,653.2 sf
proposed: 3,654 sf (19.1%) (refer to diagrams, sheet a0.3) **complies**

building height: 19.02.020.E
allowed: 30ft + 5ft bonus height for pitched roofs (min. 4:12 pitch)
proposed: 59.4 ft (max) (no change, all work occurs under existing structure footprint) **complies**

lot slope: 18.1% (refer to calculation, this sheet)

lot coverage: 19.02.020.F
allowed: 35% of lot area = 6,766.55 sf max
existing, no change: 6,829.4 sf (all work occurs under existing structure footprint) (refer to calculation, this sheet) **no change to non-conforming condition**

landscape: 19.02.020.F
required: 65% of lot area = 12,566.45 sf (1,739.97 sf allowed as hardscape)
existing, no change: 9,276.2 sf (all work occurs under existing structure footprint) (refer to calculation, this sheet) **no change to non-conforming condition**

hardscape: 19.02.020.F
allowed: 9% of lot area = 1,739.97 sf max
existing, no change: 3,027.4 sf (all work occurs under existing structure footprint) (refer to calculation, this sheet) **no change to non-conforming condition**

parking: 19.02.020.G
required: 3 space per single-family dwelling unit (2 min. covered)
proposed: no changes to existing - 3 spaces (2 in detached garage) **complies**

○ project information

owners: michele & danny glasser
project address: 6211 77th ave se, mercer island, wa 98040

project description: construct small basement addition & small mudroom addition on first floor. total new GFA = 272sf. all work to occur under existing structures (deck and roof), no changes to structure footprint, critical areas, buffers, setbacks, building height, lot coverage, hardscape, or landscape.

parcel number: 4097100045

legal description: LAKE VIEW HIGHLANDS WATERFRONT TR & SH LDS ADJ

zoning: r-12, single-family residential

property class: residential

lot area: 19,333 sf (0.44 acres)

○ vicinity map

