

## **Project Narrative**

Addition of Second Level to Existing Single-Family Residence  
2707 70th Ave SE, Mercer Island, WA 98040

## **Project Overview**

This project proposes the addition of a second level to the existing single-family residence located at 2707 70th Ave SE, Mercer Island, WA 98040. The project will comply with all applicable zoning, building, and safety codes as outlined by the City of Mercer Island.

## **Project Purpose & Need**

The intent of this project is to increase the living space within the existing home to better accommodate the needs of the property owner and their family. The second-level addition will provide additional bedrooms, bathrooms, and living areas while maintaining the architectural character of the neighborhood. This project aligns with the city's goals of enhancing housing options while preserving community aesthetics.

## **Scope of Work**

**The scope of work includes the following:**

- Structural modifications to support the second-level addition.
- Construction of additional living space, including bedrooms, bathrooms, and common areas.
- Roof modifications and associated exterior architectural enhancements.
- Upgrades to plumbing, electrical, and mechanical systems as required to support the additional space.
- Ensuring compliance with setback, height, and lot coverage requirements as per local zoning regulations.

## **Compliance with Zoning & Building Regulations (MICC 19.02.030 & MICC 19.13.050)**

This project meets the City of Mercer Island's zoning and building code requirements as follows:

- **Height & Setbacks:** The proposed addition will not exceed the maximum height limits and will maintain required setbacks as per MICC 19.02.030.
- **Lot Coverage:** The project will adhere to maximum lot coverage limitations, ensuring compliance with MICC 19.02.030(C).
- **Design Standards:** The addition will be architecturally compatible with the existing structure and surrounding neighborhood, in accordance with MICC 19.13.050.
- **Parking:** The existing on-site parking will remain sufficient and will meet the parking requirements set forth in MICC 19.02.030(D).
- **Structural Integrity & Safety:** The addition will be constructed per current building codes, ensuring proper structural support and safety measures.

## **Exemption Compliance (WAC 173-27-040(g))**

**This project qualifies for exemption under WAC 173-27-040(g) as follows:**

- The project involves the modification of an existing structure without expanding beyond the current footprint at ground level.
- The work does not involve any new construction in previously undeveloped areas that would impact critical areas or shorelines.
- The addition is designed to comply with all height and aesthetic requirements, ensuring minimal visual or environmental impact.
- The modifications do not involve changes to shoreline access, water-dependent uses, or impervious surface expansion that would trigger additional review.

**Conclusion**

The proposed second-level addition will enhance the functionality and livability of the existing home while maintaining the character of the neighborhood. The project will be executed with minimal impact on the surrounding community and in full compliance with MICC 19.02.030, MICC 19.13.050, and WAC 173-27-040(g), as detailed in the Code Compliance Matrix Tip Sheet.