

CITY OF MERCER ISLAND
COMMUNITY PLANNING & DEVELOPMENT
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: (206) 275-7605 | www.mercerisland.gov



CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

PROPERTY INFORMATION

Property Address: 8326 Avalon Drive

Parcel Number(s): 3124059003

Gross Lot Area(s): 327,518 SqFt

Net Lot Area(s): N/A - project is overwater

Zone: R-8.4

Shoreline Environment Designation:
 (if located within 200 feet of Lake Washington) Urban Residential
 Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
<input type="checkbox"/> Potential Landslide Hazard	<input type="checkbox"/> Type F	<input type="checkbox"/> Category I
<input type="checkbox"/> Erosion Hazard	<input checked="" type="checkbox"/> Type Np	<input type="checkbox"/> Category II
<input type="checkbox"/> Seismic Hazard	<input type="checkbox"/> Type Ns	<input type="checkbox"/> Category III
<input type="checkbox"/> Steep Slope	<input checked="" type="checkbox"/> Piped	<input type="checkbox"/> Category IV
	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unknown

PROPERTY OWNER INFORMATION

Name: Gardner Morelli	Company (if applicable): Mercer Island Beach Club
Address: 8326 Avalon Drive, Mercer Island, WA 98040	E-Mail: gardner.morelli@gmail.com
Phone: 630-363-5699	

APPLICANT/REPRESENTATIVE INFORMATION Same as property owner

Name: Brad Thiele	Company (if applicable): Northwest Environmental Consulting, LLC
Address: 3639 Palatine Ave. N Seattle 98103	E-Mail: brad@northwest-environmental.com
Phone: 206-234-2520	

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature *Dan Morell* Date *3/20/25*

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):

INDICATE REQUESTED LAND USE APPROVALS

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
<input type="checkbox"/>	Critical Area Review 1	<input type="checkbox"/>	Environmental Impact Statement	<input type="checkbox"/>	Short Plat- Preliminary
<input type="checkbox"/>	Critical Area Review 2	<input checked="" type="checkbox"/>	SEPA Review	<input type="checkbox"/>	Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE		<input type="checkbox"/>	Short Plat- Final Plat
<input type="checkbox"/>	Design Review – Signs	<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Long Plat- Preliminary
<input type="checkbox"/>	Design Review – Code Official	<input type="checkbox"/>	Comprehensive Plan Docket Application	<input type="checkbox"/>	Long Plat- Alteration
<input type="checkbox"/>	Design Commission Study Session	<input type="checkbox"/>	Comprehensive Plan Application (If Docketed)	<input type="checkbox"/>	Long Plat- Final Plat
<input type="checkbox"/>	Design Commission Review – Exterior Alteration	<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Lot Line Revision
<input type="checkbox"/>	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
<input type="checkbox"/>		<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	New Wireless Communication Facility
<input type="checkbox"/>		<input type="checkbox"/>	Code Interpretation Request	<input type="checkbox"/>	Wireless Communications Facilities- 6409 Exemption
DEVIATIONS		<input type="checkbox"/>	Conditional Use (CUP)	<input type="checkbox"/>	Small Cell Deployment
<input type="checkbox"/>	Deviations to Antenna Standards – Code Official	<input type="checkbox"/>	Noise Exception Type I - IV	<input type="checkbox"/>	Height Variance
<input type="checkbox"/>	Deviations to Antenna Standards – Design Commission	<input type="checkbox"/>	Other Permit/Services Not Listed	<input type="checkbox"/>	
<input type="checkbox"/>	Public Agency Exception	SHORELINE MANAGEMENT		<input type="checkbox"/>	
<input type="checkbox"/>	Reasonable Use Exception	<input type="checkbox"/>	Shoreline Exemption	<input type="checkbox"/>	
<input type="checkbox"/>	Variance	<input checked="" type="checkbox"/>	Shoreline Substantial Development Permit	<input type="checkbox"/>	
<input type="checkbox"/>	Seasonal Development Limitation Waiver – Wet Season Construction Approval	<input type="checkbox"/>	Shoreline Variance	<input type="checkbox"/>	
<input type="checkbox"/>		<input checked="" type="checkbox"/>	Shoreline Conditional Use Permit	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	Shoreline Permit Revision	<input type="checkbox"/>	

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.