

Rubenstein Pier Repair

Project Narrative

Repair an existing pier by re-framing and re-decking with Thruflow grated decking (43% open space). Sleeve seven pier piles and replace three pier piles. The project will be completed with a barge, vibratory hammer, and hand tools.

The project is exempt from substantial development per WAC 173-27-040 (2)(b), normal maintenance and repair of an existing structure. The proposed project is categorically exempt from SEPA per WAC 197-11-800 (3) as it is repair of an existing structure.

Code Narrative

I have included an aerial photo below from Mercer Island GIS dated 1963 showing that the existing pier is a legal nonconforming structure. Per MICC 19.13.020 A. legal nonconforming structures may be repaired and maintained to the extent that nonconformance with the standards and regulations of chapter 19 are not increased.

