



Roger MacPherson Design

Date: 4/5/2025

To: City of Mercer Island – Development Services
9611 SE 36th Street
Mercer Island, WA 98040

Re: Butterworth Residence - Shoreline Exemption
5320 Butterworth Rd.
Parcel #: 866140-0040

Site Description

The site was originally part of a larger double lot, 5330 Butterworth Rd. (82,328 sf), where an original lot line was resurrected and a lot line adjustment (SUB24-003) was approved to divide the existing parcel into 2 lots - Lot 1 to the south, Lot 2 to the North. On Lot 1 (5330), a building permit (2405-053) was approved to demolish the middle portion of the house and remodel the south portion of the existing house. Lot 2 (5320) is the site pertaining to this project which currently contains a large single family residence and a detached sports pavilion connected by a breezeway/trellis structure. The parcel is 59,029 sf and zoned R-15.

Critical areas on and adjacent to the site consist of a Type F watercourse along the southern boundary of the existing lot and Lake Washington along the easterly boundary. Additionally, The City of Mercer Island GIS maps indicate that the site contains potential slide and seismic hazard areas. The parcel is currently served by City (public) water, storm and sewer utilities as well as power and natural gas.

Proposed Work

This project proposes to remodel and expand the existing residence. There is no proposed structure expansion into the stream buffer/setback areas or the shoreline buffer/setback. A separate building permit has been submitted to the City of Mercer Island for the remodel work.

The proposed project is expected to have no measurable negative impact on the environment. The project will comply with all applicable shoreline regulations and will not result in any shoreline alteration, habitat loss, or degradation of water quality. 75% of the 20' shoreline vegetation area will be planted with native vegetation to further enhance the shoreline area. The project will also adhere to best management practices to minimize any potential impacts during construction.

Conclusion

Given the nature of the proposed renovations and the project's commitment to environmental stewardship, this project qualifies for a shoreline exemption permit. The project will enhance the existing residence while ensuring the protection of Lake Washington's shoreline resources.

Exemption Criteria

This project is exempt from the requirement of a shoreline substantial development permit because the development is construction of a single-family residence and/or accessory structure and meets the requirements below.

WAC 173-27-040(2)(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.”

WAC 197-11-800 (1)(b)(i)

Categorical Exemptions

(1) Minor new construction – Flexible Thresholds

(b)(i) The construction or location of four (or less) attached or detached single family residential units.

Dan Buchser – VP, Senior Design Manager
21626 SE 28th Street
Sammamish, WA 98075
Ph (425) 391-3333 ~ Fx (425) 557-2841
www.macphersonconstruction.com/
