

May 1, 2025

Shipper Residence Remodel
7649 West Mercer Way

PROJECT NARRATIVE:

MICC 19.02.030(B)(1) The residence is owner occupied and will continue to be occupied by the owner.

MICC 19.02.020(G) Parking is provided by a garage which houses two automobiles.

The existing perimeter of the house is 287'-9" plus 93' of garage, total perimeter is 380'-9". The length of house perimeter to be structurally altered is 79'-3" or 20.8%. Which is less than 40%.

MICC 19.07.130(A) The existing single family residence was constructed in 1971 according to the King County Department of Assessments.

MICC 19.07.160(F)(2) The application complies with 19.07.F.2 in that only 100.2 square feet of site disturbance will occur. Other additions occur on the upper floor under existing roof and do not require site disturbance.

MICC 19.11.110(B) All new materials on the house exterior will match existing which is tongue and groove cedar. New windows with metal clad wood frames will replace existing stopped in glass.

MICC 19.13.050(B) No shoreline work is required for this proposal.

No work is proposed shoreward of the 25' setback from the ordinary high water mark except removal of and existing compacted gravel path, 113 square feet total area. The area will be landscaped with native species. From 25' to 50' an existing wood deck is proposed to be removed with new landscaping installed in its place.