

May 1, 2025 June 4, 2025

Shipper Residence Remodel  
7649 West Mercer Way  
Permit SHL25-011

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.

WAC 173-27-040

(2) (a) This exemption limits the value of work occurring in the shoreline. This project proposes no work in the shoreline area.

(b) Maintenance in the shoreline is exempt. No maintenance is proposed in the shoreline area.

(c) Construction of a protective residential bulkhead is exempt. The bulkhead at this property is existing and no work is proposed.

(d) No emergency construction to protect the property is proposed.

- (e) The property is residential in nature and no farming, irrigation, or ranching activities are occurring.
- (f) No work to navigational aids is proposed, although that work would be exempt.
- (g) The proposal is to remodel an existing single family residence by the owners for their own use which is exempt from a substantial development permit. The structure is less than 35' above average grade level and the proposal meets all requirements of the state agency and local government having jurisdiction.
- (h) Dock construction is exempt but none is proposed.
  - (i) Operation of canals is exempt and none is proposed.
- (j) No state owned lands are involved.
- (k) There are some storm water drains on the property, that are not related to agricultural drainage, that empty in the lake but they were existing prior to 1975 and are exempt.
- (l) No certification from the governor is involved.
- (m) No site exploration or investigation activities are proposed.
- (n) No removing or controlling of noxious weeds is proposed.
- (o) No watershed restoration is proposed.
- (p) No project to improve fish habitat is proposed.
- (q) No work to comply with ADA is proposed.