
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | <http://www.mercerisland.gov/>



SHORELINE EXEMPTION

NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.:	SHL25-021
Permit Type:	Type I
Description of Request:	A request for a shoreline exemption to repair an existing residential pier to maintain safety and stability.
Applicant / Owner:	Keith Landry / Marcia Zech
Location of Property:	3041 60 th AVE SE, Mercer Island WA 98040 King County Assessor tax parcel number: 217450-0035
Zoning Designation:	Residential (R-15)
Shoreline Environment Designation:	Urban Residential. The proposed development is located within the shoreline environment associated with Lake Washington. Pursuant to WAC 173-20-370, Lake Washington is a shoreline of statewide significance.
SEPA Compliance:	The proposed development is exempt from SEPA Review per WAC 197-11-800(3) Normal maintenance and repair.
Exemption:	The proposed development is exempt from the requirement of a Substantial Development Permit pursuant to the provisions of WAC 173-27-040(2)(b) – normal maintenance and repair of existing structures.
Applicable Development Regulations:	Applications for Shoreline Exemption permits are required to be processed as Type I land use reviews pursuant to Mercer Island City Code (MICC) 19.15.030. Processing requirements for Type I land use reviews are further detailed in MICC 19.15.030.
Other Associated Permits:	NA
Project Documents:	https://mieplan.mercergov.org/public/SHL25-0021
Decision:	Approved.
Appeal Rights:	

DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see [MICC 19.15.030](#) Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk by the date provided below. Forms are available from the Community Planning & Development department. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Application
Process
Information:**

Date of Application:	July 9, 2025
Determined to Be Complete:	August 8, 2025
Date Issued:	October 22, 2025
Appeal Filing Deadline:	5:00PM on November 12, 2025

Project Contact:

Tony Newton, Assistant Planner
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Signature:

