
CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov



Code Compliance Courtesy Notice

September 17, 2025

Property Owner(s): James & Nina Cuneo
Subject Property: 5438 E Mercer Way
Code Compliance Case: CE25-0080
APN: 192405-9149

Hello,

The City of Mercer Island Community Planning and Development Department has received a complaint alleging shoreline improvements on the subject property address above. The work includes the installation of a fence that runs along the north and south property line down to the waterfront edge. City staff has confirmed the alleged is correct and installation occurred without a permit.

Landscaping work within 200' of the Ordinary High Water Mark (OHWM) requires a Shoreline Exemption permit if it can be shown the project meets one of the exemptions listed in WAC 173-27-040, if not, then a Shoreline Substantial Development permit will be required for this project.

Please also confirm fence is less than 48 inches in height for compliance with MICC 19.13.050(A)(Table C)

To avoid further enforcement action, including but not limited to notice of violation and civil penalties, please perform the following correction(s) within thirty (30) days from the date of this notice.

- Apply for a Shoreline Exemption or Shoreline Substantial Development permit for the full scope of work.
- Obtain all required permits within ninety days (90) after application submittal date.

City staff will follow up after confirming you have applied for the applicable permit. If you have questions about this letter or the enforcement process, please contact me at (206) 275-7764 or by email at grace.manahan@mercerisland.gov.

Thank you for your cooperation.

Sincerely,
Grace Manahan
Code Compliance Planner
City of Mercer Island