

## Molly McGuire

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**From:** Molly McGuire  
**Sent:** Tuesday, December 16, 2025 10:53 AM  
**To:** Joe Wang  
**Subject:** RE: regarding SHL25-037 & SEP25-020

Hi Joe,

It looks like they mislabeled the property owners and adjacent addresses. It looks like the project is in the 10-foot setback adjacent to 7428 SE 71<sup>st</sup> St Loop owned by Hagstrom. I will make sure this issue gets resolved during the first round of review comments as well.

Thank you for bringing this to my attention.  
Sincerely,

### Molly McGuire

Senior Planner  
City of Mercer Island – Community Planning & Development  
206-275-7712 | [www.mercerisland.gov](http://www.mercerisland.gov)

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**From:** Joe Wang <joe.wang@impartner.com>  
**Sent:** Tuesday, December 16, 2025 10:44 AM  
**To:** Molly McGuire <molly.mcguire@mercerisland.gov>  
**Subject:** Re: regarding SHL25-037 & SEP25-020

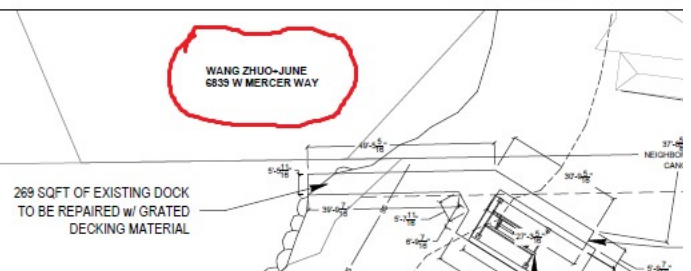
Hi Molly,

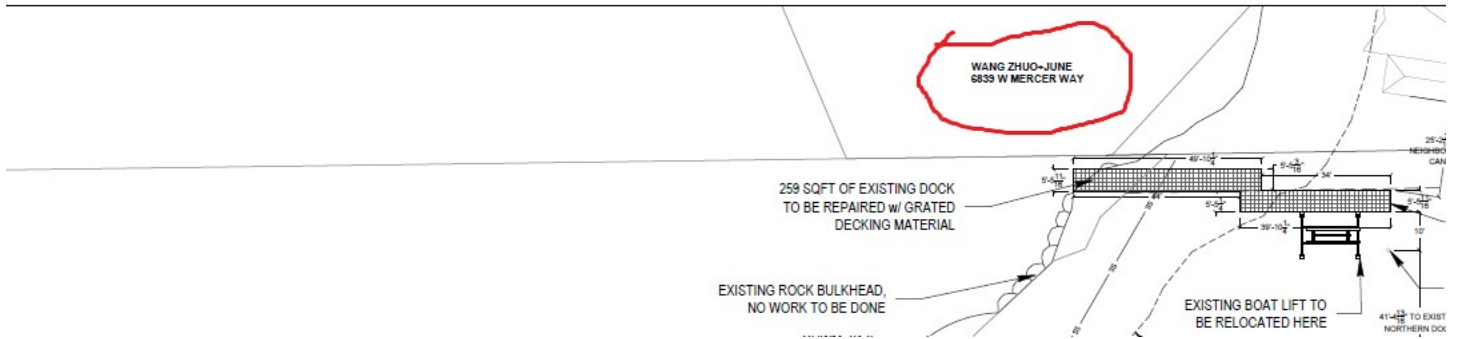
Thank you for the quick reply. If the new project is located where you circled in red in the photo, then I may have misunderstood the situation and would not have any concerns.

However, the drawing included in the new application appears to indicate that the work is adjacent to my property. Specifically, the area labeled “Wang Zhuo + June, 6839 W Mercer Way” in the drawing I attached to my email yesterday seems to show the proposed project within the 10-foot setback from my property line (see below). Could you please clarify whether this interpretation is correct?

## EXISTING CONDITIONS

\*\*CLEAN UP LAKE





Thanks,

Joe

On Dec 16, 2025, at 9:41 AM, Molly McGuire <molly.mcguire@mercerisland.gov> wrote:

Hi Joe,

Thank you for providing comments on the Morgan Dock Repair and Addition project.

I will provide your comments to the applicant at the end of the public comment period for response.

Based on my understanding of the site and project, the dock that will be repaired and the dock you included from the 2021 permit are two different docks. It appears that the lots were consolidated under MICC 19.01.050(G)(5), which created a nonconformity in the number of docks on this property. Nonconformities are allowed to be repaired, maintained, replaced, and remodeled, provided the nonconformity is not increased and the additional standards in MICC 19.13.050(F)(2) for repair of nonconforming docks are met. This will be part of my first round of review for the project.

The aerial image below from 2023 shows what I understand as the existing configuration of docks based on the application materials:

<image003.png>

Please let me know if you have additional questions or comments.  
Sincerely,

**Molly McGuire**

Senior Planner  
City of Mercer Island – Community Planning & Development  
206-275-7712 | [www.mercerisland.gov](http://www.mercerisland.gov)

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**From:** Joe Wang <joe.wang@impartner.com>  
**Sent:** Monday, December 15, 2025 6:32 PM

**To:** Molly McGuire <[molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov)>

**Subject:** RE: regarding SHL25-037 & SEP25-020

Forgot the attachment – here it is.

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**From:** Joe Wang

**Sent:** Monday, December 15, 2025 6:03 PM

**To:** 'molly.mcguire@mercerisland.gov' <[molly.mcguire@mercerisland.gov](mailto:molly.mcguire@mercerisland.gov)>

**Subject:** regarding SHL25-037 & SEP25-020

Dear Ms. McGuire,

I received today in mail the public notice of application related to file SHL25-037 & SEP25-020. I have a question and hope you can help clarify.

In file “Plan set 12-02-2025.pdf”, it had this drawing as part of the “existing conditions”:  
<image001.png>

However, this drawing does not appear to reflect the actual site conditions. In reality, there is no ‘existing’ pier as depicted. When the dock was constructed in 2021, it was not located within the 10-foot setback. Please see the attached City decision dated July 19, 2021, for reference. The approved configuration is shown below:

<image002.png>

Please let me know if I have misunderstood. I would want to ensure that no new pier is constructed within the 10-foot setback or represented as an “existing dock to be repaired.

Thank you.

Joe Zhuo Wang  
6839 W Mercer Way

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