

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36<sup>TH</sup> STREET | MERCER ISLAND, WA 98040

PHONE: (206) 275-7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



### CITY USE ONLY

PROJECT NO.

RECEIPT NO.

FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

A Development Application form is required to be completed for any land use project within the City of Mercer Island. Additional supplemental information for each specific land use permit requested is required. See below for land use permits and associated permit forms.

#### PROPERTY INFORMATION

Property Address:	8700 N. Mercer Way
Parcel Number(s):	8106100120
Gross Lot Area(s):	1.35 acres
Net Lot Area(s):	
Zone:	R-15
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	<input checked="" type="checkbox"/> Urban Residential <input type="checkbox"/> Urban Park

#### CRITICAL AREAS ON PROPERTY

##### GEOLOGICALLY HAZARDOUS AREAS

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

##### WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

##### WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

#### PROPERTY OWNER INFORMATION

Name: <b>Carl Bianco</b>	Company (if applicable):
Address: <b>8700 N. Mercer Way</b>	E-Mail: <b>cabianco@biancoproperties.com</b>
Phone: <b>(206) 853-6017</b>	

#### APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner

Name: <b>Jay Irwin</b>	Company (if applicable): <b>Irwin Land Use Consulting, LLC</b>
Address: PO Box 1715 Bellingham, WA 98227	E-Mail: <b>irwinlanduse@gmail.com</b>
Phone: <b>(360) 410-6745</b>	

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature *Jay H. Irwin* Date 1/26/2026

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (please use additional paper if needed):**

Conduct maintenance/repair work on existing residential dock. Full description included on attached plans.

**INDICATE REQUESTED LAND USE APPROVALS**

CRITICAL AREAS		ENVIRONMENTAL REVIEW (SEPA)		SUBDIVISION	
	Critical Area Review 1		Environmental Impact Statement		Short Plat- Preliminary
	Critical Area Review 2		SEPA Review		Short Plat- Alteration
DESIGN REVIEW		LEGISLATIVE			Short Plat- Final Plat
	Design Review – Signs		Code Amendment		Long Plat- Preliminary
	Design Review – Code Official		Comprehensive Plan Docket Application		Long Plat- Alteration
	Design Commission Study Session		Comprehensive Plan Application (If Docketed)		Long Plat- Final Plat
	Design Commission Review – Exterior Alteration		Rezone		Lot Line Revision
	Design Commission Review – Major New Construction	OTHER LAND USE		WIRELESS COMMUNICATION FACILITIES	
			Accessory Dwelling Unit		New Wireless Communication Facility
DEVIATIONS			Code Interpretation Request		Wireless Communications Facilities- 6409 Exemption
	Deviations to Antenna Standards – Code Official		Conditional Use (CUP)		Small Cell Deployment
	Deviations to Antenna Standards – Design Commission		Noise Exception Type I - IV		Height Variance
	Public Agency Exception		Other Permit/Services Not Listed		
	Reasonable Use Exception	SHORELINE MANAGEMENT			
	Variance	<input checked="" type="checkbox"/>	Shoreline Exemption		
	Seasonal Development Limitation Waiver – Wet Season Construction Approval		Shoreline Substantial Development Permit		
			Shoreline Variance		
			Shoreline Conditional Use Permit		
			Shoreline Permit Revision		

**LAND USE APPLICATION SUBMITTAL REQUIREMENTS**

Each Land Use Application requested above must be accompanied by the appropriate land use application form and required materials. Refer to the [City of Mercer Island Permit Forms](#) webpage for a complete list of all land use application forms and submittal requirements.