CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: (206) 275-7605 | 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:	4001 W Mercer Way
Parcel Number(s):	362350-0365
Gross Lot Area(s):	31,500
Net Lot Area(s):	31,500
Zone:	R-15
Shoreline Environment Designation: (if located within 200 feet of Lake Washington)	☐ Urban Residential ☐ Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS	WATERCOURSES	WETLANDS
☐ Potential Landslide Hazard	☐ Type F	☐ Category I
☐ Erosion Hazard	☐ Type Np	☐ Category II
☐ Seismic Hazard	☐ Type Ns	☐ Category III
☐ Steep Slope	☐ Piped	☐ Category IV
	☐ Unknown	☐ Unknown

PROPERTY OWNER INFORMATION

Name: Mark Wischman	Company (if applicable): Angiuli Pacific Residence Trust + et al.
Address: PO Box 500, Mercer Island, WA 98040	E-Mail: mark@wischmanmgt.com
Phone: 206-909-5559	

APPLICANT/REPRESENTATIVE INFORMATION

Same as property owner ☐

Name:	Company (if applicable):
Address:	E-Mail:
Phone:	

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 co-manager AW Property Group LLC	**Date** September 26, 2025

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

Short plat final to subdivide existing 31,500 sf lot located at 4001 W Mercer Way (APN 362350-0365) into two separate legal lots.

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**	X	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		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.