

December, 5 2024

City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040

Re: 4045 & 4049 W Mercer Way Lot Line Revision

Greetings,

This letter is provided as response to the MICC19.08.070 criteria for the lot line revision and MICC 19.02.020 as applicable to the Lot Line Revision. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

19.08.070 – Lot Line Revision

- 1) Purpose. The purpose of this section is to provide procedures and criteria for the review and approval of revisions to lot lines of legal lots or tracts.
Noted.
- 2) Requirements for a complete application.
 - a) A map at a scale of not less than one inch equal to 100 feet which depicts the existing and proposed property configuration, including all lot line dimensions.
Map has been provided.
 - b) Legal descriptions of the existing and proposed property configurations, prepared by a licensed professional land surveyor.
Existing and proposed configurations and legal descriptions are provided on the maps.
 - c) A completed application form.
Application form provided with the submittal package.
 - d) Project narrative. Applicants shall provide a clear and concise written description and summary of the proposed project.
Project narrative is attached with this submittal.
 - e) Any other information required pursuant to chapter 19.15 MICC.
The submittal items are consistent with the administration requirements of 19.15 MICC.
- 3) Approval criteria. The code official shall approve an application for a lot line revision if it is determined that:
 - a) No additional lot, tract, parcel, site or division will be created by the proposed revision (City of Mercer Island December 19, 2023 Page 2 of 3).
No additional lot, tract, parcel, site or division is proposed with this LLR.
 - b) No lot is created or modified which contains insufficient area and dimensions to meet the minimum requirements of the zone in which the affected lots are situated;
The proposed lot configuration is consistent with the geometric requirements of the zone.

- c) No lot is created or modified which does not have adequate drainage, water supply and sanitary sewage disposal, and access for vehicles, utilities and fire protection, and no existing easement in favor of the public is rendered impractical to serve its purpose.

All lots will have adequate access to utilities and fire protection. The proposal does not adversely affect any public easements.

- d) No lot line revision shall reduce the overall area in a plat or short plat devoted to open space.

No open space is affected by the proposal.

- e) No lot line shall result in the creation of a lot or structure that is nonconforming with the provisions of this title.

No lot line is created that furthers any existing nonconformance is proposed.

- f) The lot line revision shall be consistent with any restrictions or conditions of approval for a recorded plat or short plat.

Noted.

- g) The lot line revision and the lots resulting from the lot line revision are consistent with the applicable provisions of this title.

The lots resulting from the LLR do not create any further inconsistencies with the underlying zoning requirements.

19.02.020 - Development standards

A. Minimum net lot area.

Parcel Y meets the minimum lot area (i.e., 15,000 square feet) in both its existing and proposed configurations. Parcel Z does not meet the minimum lot area requirement, as it is presently 12,405 square feet. However, the proposed LLR improves its lot area to 13,397 square feet. The nonconformance of Parcel Z is thereby improved as a result of this proposal.

B. Street frontage.

All the lots meet the minimum lot frontage dimension.

C. Yard requirements.

Not applicable to lot line revision.

D. Gross floor area.

Not applicable to lot line revision (City of Mercer Island December 19, 2023 Page 3 of 3).

E. Building height limit.

Not applicable to lot line revision.

F. Lot coverage—Single-family dwellings.

Not applicable to lot line revision.

G. Parking.

Not applicable to lot line revision.

H. Easements.

Not applicable to lot line revision.

I. Large lots.

Not applicable to lot line revision.

J. Building pad.

Not applicable to lot line revision.

If you have any questions or concerns regarding the information, please do not hesitate to contact me.

PROJECT NARRATIVE

This project is a lot line revision (“LLR”) that affects the sole shared lot line between Parcel Y (4049 W Mercer Way) and Parcel Z (4045 W Mercer Way). Specifically, the proposal is to shift that 100-foot-wide lot line 9.92 feet to the northeast of its present location. As a result of that adjustment, the net lot area of Parcel Y would be reduced from 15,992 square feet to 15,000 square feet and the net lot area of Parcel Z would be increased from 12,405 to 13,397 square feet. No other adjustments to the configuration of either property are included in this proposed LLR. SEPA is not required per the previously approved development at this property (4045 W Mercer Way), as the project is categorically exempt.