

Matt LePage Code Compliance Narrative

Project Addresses:

4207 & 4270 Holly Lane
Mercer Island, WA 98040

Parcel Numbers:

7389000010
7389000100

Narrative:

Listed below are the code requirements per MICC 19.08.070 and how the project complies.

1. 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.
 - a. Provided in plat
2. Legal descriptions of the existing and proposed property configurations, prepared by a licensed professional land surveyor.
 - a. Provided in plat
3. A completed application form.
 - a. Completed application form submitted
4. *Project narrative*. Applicants shall provide a clear and concise written description and summary of the proposed project.
 - a. Project narrative provided
5. Any other information required pursuant to [chapter 19.15](#) MICC.
 - a. Provided information required in MICC 19.15. As a type II decision, this plat does not require a pre-app meeting.

C. Approval criteria. The code official shall approve an application for a lot line revision if it is determined that:

1. No additional lot, tract, parcel, site or division will be created by the proposed revision;
 - a. No additional lot, tract, parcel, site or division will be created by this project
2. 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;
 - a. Both parcels have sufficient area and dimensions to meet minimum requirements of the zone
3. 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.
 - a. Both lots comply
4. No lot line revision shall reduce the overall area in a plat or short plat devoted to open space;
 - a. Both lots comply

5. No lot line shall result in the creation of a lot or structure that is nonconforming with the provisions of this title;
 - a. Both lots comply
6. The lot line revision shall be consistent with any restrictions or conditions of approval for a recorded plat or short plat;
 - a. Both lots comply
7. The lot line revision and the lots resulting from the lot line revision are consistent with the applicable provisions of this title.
 - a. Both lots comply