



December 12, 2025

City of Mercer Island  
Community Development Department  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

Subject: **Lot Line Revision for APN 531510-0056 & 531510-0055**  
**Criteria Compliance Narrative – MICC 19.08.070.C**

As described in Lot Line Revision checklist, Encompass Engineering & Surveying has prepared responses to the Lot Line Revision Approval Criteria listed in 19.08.070.C. The criteria are provided in *italics* with a detailed response provided in **bold** below.

#### **LLR APPROVAL CRITERIA**

*MICC 19.08.070.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;*

#### **Response**

**No new lots are proposed under this application. Instead, the application proposes to move the existing mutual lot line 14 feet southwest at the shortest distance and 22 feet at the longest distance. This aligns the mutual property line in a location that represents the use allocation on the site. Currently, the mutual property line bisects the front lawn of Lot 2. In the revised location, the line will be located one foot northeast of the retaining wall that separates the grade of Lot 1 from the grade of Lot 2. The one-foot off set from the wall allows the underground footing of the wall to be located on the same property as the wall itself.**

**See Sheet 3 of 3 for a scale map drawing of the old and new lot line locations.**

- 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;*

#### **Response**

**The participating lots are in the R-12 zone. See the table below which compares the old and new lot dimensions with the zone requirements.**

See Sheet 3 of 3 for a scale map drawing of the site. When reading the Sheet 3 map, please note the old line lengths are written on the exterior of the lot line, and the new line lengths are written on the interior of the lot line. Tract X does not change size or shape. The only change is where the mutual lot line between Lots 1 and 2 intersects with the Tract X boundary.

**Table 1. Dimension Compliance.**

R-12 Zone Requirements	Old Alignment	New alignment
Min Lot Area: 12,000sf	Lot 1 - 14,203sf Lot 2 - 12,162sf	Lot 1 - 12,965sf Lot 2 - 13,400sf
Min Lot Width: 75ft	Lot 1 – 74*ft Lot 2 – 74*ft/79ft	No change No change
Min Lot Depth**: 80ft	Lot 1 – 179ft/203ft Lot 2 – 170ft/133ft	Lot 1 – 165ft/180ft Lot 2 – 170ft/156ft

\*The 74.13-foot width of the lots was established through the approval of Short Plat No. Sub 13-008, Recording No. 20160802900008, attached as Exhibit A, which is a replatting of Short Plat No. Sub 08-009, Recording No. 20110209900004, attached as Exhibit B.

\*\*The length of the top (NW) lot line is given first, followed by the length of the bottom (SE) lot line.

- 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;*

**Response**

The participating lots were created by a short plat action approved in 2016, Recording No. 20160802900008, attached as Exhibit A. According to King County iMap, both lots were built in 2020 with permits issued by the City of Mercer Island. (The majority of the permitting data for both lots is linked to the Lot 2 Assessor record when reviewing the Property Detail page hosted by the King County Department of Assessments.)

The lot line revision proposed under this lot line revision application does not impact access or services for either lot.

In tandem with the lot line revision application, the participating lots will revise those portions of the governing use agreement impacted by the lot line revision. The revised use agreement will be recorded at the same time as the approved lot line revision documents.

See Sheet 3 of 3 Easement Detail for the location of the use agreement area.

See Sheet 2 of 3, Item 18 on the referenced list of Subject Items from the title report.

- No lot line revision shall reduce the overall area in a plat or short plat devoted to open space;*

**Response**

This lot line revision application does not propose a reduction in platted open space, and does not propose any alternation to Tract X. Sheet 3 of 3 shows the full area of the short plat and shows the only change is to the mutual lot line location for Lots 1 and 2. The difference in the lot area allocation between Lots 1 and 2 is described in *Table 1. Dimension Compliance* in Response 2 above.

5. *No lot line shall result in the creation of a lot or structure that is nonconforming with the provisions of this title;*

**Response**

This lot line revision application proposes to move the mutual lot line between Lots 1 and 2 such that all of the yard area used by Lot 2 is located on Lot 2, and the wall and its footing supporting the grade for Lot 1 are located on Lot 1. The Mercer Island code allows retaining walls to be located in property line setbacks so no additional area other than what is proposed is required for locating the wall fully on Lot 1.

Sheet 3 of 3 shows a scale map of the property and calls out “CONC. RET WALL” (concrete retaining wall) and shows the new line location compared to the retaining wall.

*Table 1. Dimension Compliance*, included in Response 2 above, shows the lot width is 74 feet when the zone minimum is 75 feet. The lot width was established through the approval of Short Plat No. Sub 13-008, Recording No. 20160802900008 and not through this lot line revision application. No change to lot width is proposed under this application. The recorded Short Plat No. Sub 13-008 is attached as Exhibit A.

6. *The lot line revision shall be consistent with any restrictions or conditions of approval for a recorded plat or short plat;*

**Response**

The participating single family lots and associated Tract X were created through the approval of City of Mercer Island Short Plat No. Sub 13-008. The short plat was approved in 2016 as identified by the signature dates on Sheet 1 of 3 of the recorded plat. Sheet 1 of 3 also details the Engineer’s Notes, New Legal Descriptions, and Easement Note. The Engineer’s Notes include restrictions on impacts to public right-of-way, TESC requirements during construction, and the equal ownership in Tract X. The New Legal Descriptions section include some explanation of the easement rights. The Easement Note states the 13-008 easements supersede the easements established under the preceding Short Plat No Sub 08-009 approval and recording. This lot line revision application does not alter or interfere with any of these.

See Short Plat No. Sub 13-008, Recording No. 20160802900008, attached as Exhibit A.

7. *The lot line revision and the lots resulting from the lot line revision are consistent with the applicable provisions of this title;*

**Response**

**This lot line revision application complies with applicable provisions of this title as noted:**

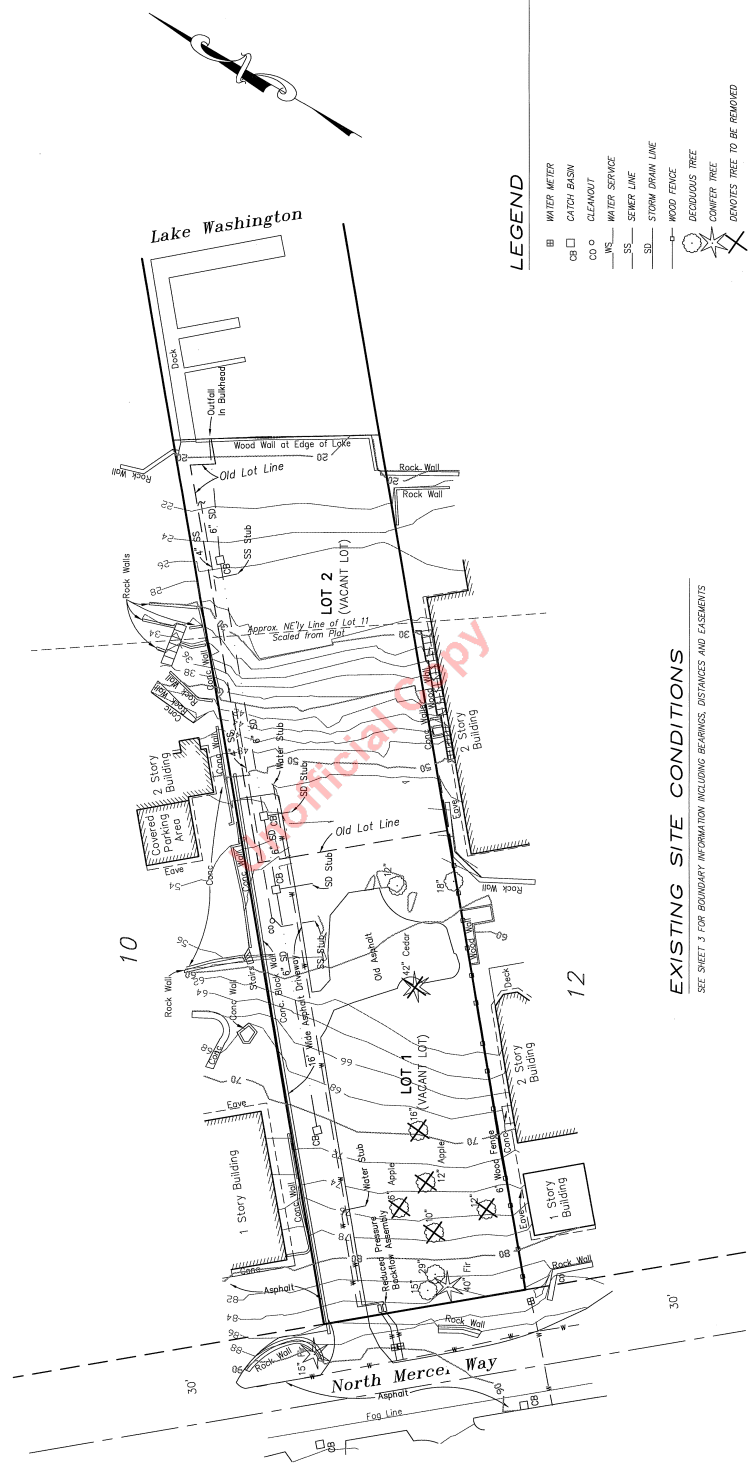
- **Only land involved in Short Plat No. Sub 13-008 is involved in this application. No private land or public right-of-way outside the participating lots is impacted by the changes proposed under this application.**
- **Equal ownership of Tract X is not impacted or altered by this application.**
- **Zoning dimensions are unchanged or meet the requirements in their proposed alteration. See *Table 1. Dimension Compliance* in Response 2 above.**
- **No alternation to the orientation and angle of the side lot lines compared to the street centerline is proposed under this application.**
- **No regulated critical areas are impacted by this application.**
- **No land-altering work (grading, filling, resurfacing, etc.) or construction is proposed under this application.**
- **All required items have been submitted with this application, and it is understood the approved map set must comply with recording requirements.**



RECORDING NO. VOL./PAGE  
 348/012

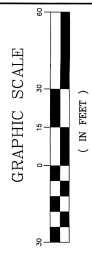
PORTION OF  
 NE 1/4 of SW 1/4, SEC. 1, T. 24 N., R. 4 E., W.M.

CITY OF MERCER ISLAND  
 SHORT PLAT  
 NO. SUB 13-008



- LEGEND**
- BB WATER METER
  - CB CATCH BASIN
  - CO CLEANOUT
  - W WATER SERVICE
  - S SEWER LINE
  - SD STORM DRAIN LINE
  - W WOOD FENCE
  - DECIDUOUS TREE
  - CONIFER TREE
  - X DENOTES TREE TO BE REMOVED

**EXISTING SITE CONDITIONS**  
 SEE SHEET 3 FOR BOUNDARY INFORMATION INCLUDING BEARINGS, DISTANCES AND EASEMENTS



GIB DEVELOPMENT LLC	
SHORT PLAT	
7260 North Mercer Way	
Mercer Island, WA	
DWN. BY	JOB NO.
EF	7-27-2016
CHKD. BY	SCALE
EF	1" = 30'
SHEET	
2 OF 3	

**True NORTH**  
 LAND SURVEYING, INC.

816 S. Weller Street  
 Suite 200  
 Seattle WA 98104-3023  
 206.332.0800

20160802900008





**PIRAK SHORT PLAT  
MERCER ISLAND SHORT PLAT  
NO. SUB 08-009**

**LEGEND**

- BOUNDARY LINE OF PLAT
- NEW LOT LINE
- RIGHT-OF-WAY
- - - BUILDING SETBACK LINE (BUILDING PAD)
- 15' B.S.L.

- FOUND MONUMENT IN CASE AS NOTED HEREON.
- FOUND REBAR OR IRON PIPE AS NOTED HEREON.
- SET REBAR W/ CAP STAMPED "INLS LS 31453"
- R RECORD DISTANCE - SEE NOTE 4

RECORDING NO.

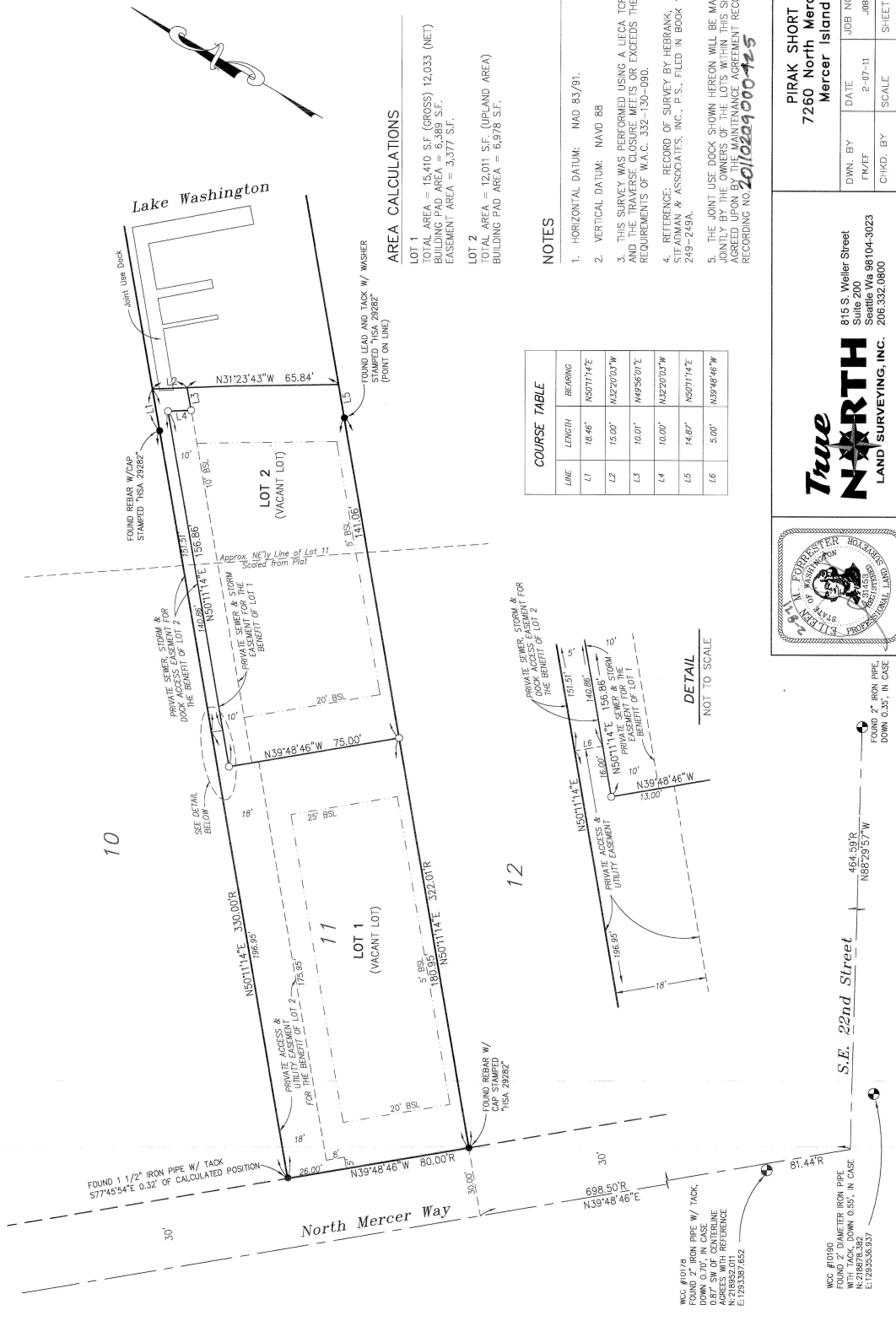
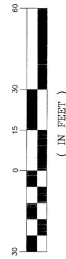
VOL./PAGE

**278 / 125**

PORTION OF

NE 1/4 of SW 1/4, SEC. 1, T. 24 N., R. 4 E., W.M.

GRAPHIC SCALE



**AREA CALCULATIONS**

LOT 1 AREA = 15,410 S.F. (GROSS) 12,033 (NET)  
BUILDING PAD AREA = 1,588 S.F.  
EASEMENT AREA = 3,377 S.F.

LOT 2 TOTAL AREA = 12,011 S.F. (UPLAND AREA)  
BUILDING PAD AREA = 6,978 S.F.

**COURSE TABLE**

LINE	LENGTH	BEARING
L1	18.46'	N50°11'4"E
L2	15.00'	N32°20'0"W
L3	10.01'	M49°46'0"E
L4	10.00'	N32°20'0"W
L5	14.87'	N50°11'4"E
L6	5.00'	N39°48'46"W

**NOTES**

- HORIZONTAL DATUM: NAD 83/91.
- VERTICAL DATUM: NAVD 88
- THIS SURVEY WAS PERFORMED USING A LEICA TCRA 1103+ AND THE TRAVERSE CLOSURE MEETS OR EXCEEDS THE REQUIREMENTS OF W.A.C. 332-130-090.
- REFERENCE: RECORD OF SURVEY BY HEHRANK, STEFANMAN & ASSOCIATES, INC., P.S., FILED IN BOOK 148, PAGES 249-249A.
- THE JOINT USE DOCK SHOWN HEREON WILL BE MAINTAINED BY THE JOINT OWNERS OF THIS SHORT PLAT, AS AGREED UPON BY THE JOINT OWNERS. AN INTERIM AGREEMENT RECORDED UNDER RECORDING NO. 20110229000425



**PIRAK SHORT PLAT  
7260 North Mercer Way  
Mercer Island, WA**

815 S. Moller Street  
Seattle, WA 98104-3023

**True NORTH**  
LAND SURVEYING, INC.

DWN. BY DATE JOB NO.  
FM/EF 2-07-11 J08-7900  
CHKD. BY SCALE SHEET  
EF 1" = 30' 2 OF 2



NCS #1019  
FOUND 2" IRON PIPE W/ TACK,  
DOWN 0.70' IN CASE  
0.87' SW OF CENTERLINE  
REFERENCE  
N:218852.011  
E:1283387.652

NCS #1019  
FOUND 2" DIAMETER IRON PIPE  
WITH TACK, DOWN 0.85' IN CASE  
REFERENCE  
N:218852.011  
E:1283387.652

FOUND 2" IRON PIPE,  
DOWN 0.35' IN CASE

FOUND 2" IRON PIPE,  
DOWN 0.35' IN CASE