



Report powered by

DEVELOPMENT SERVICES GROUP

WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 9/30/2013

A PUBLICATION OF THE CITY OF MERCER ISLAND ISSUED WEEKLY TO PROVIDE OFFICIAL NOTICE OF LAND USE APPLICATIONS FILED AND DECISIONS MADE ON DEVELOPMENT PERMITS.

You may review the files on projects at the offices of Development Services, 9611 SE 36th St, Mercer Island. Comments on proposals are accepted for a period of not less than fourteen (14) days from the date of publication of this bulletin. Comments must be in writing and contain your name and address and must also include the project number and location. All written comments must be filed with the Development Services Group. If there is a public hearing, testimony may be given at the public hearing before a decision is made in order to establish standing to appeal the decision.

When the SEPA field indicates a Determination of Nonsignificance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

NOTICE OF DECISION

Project #:	APL13-001			
Description:	An appeal to a previously approved deviation from the maximum allowed impervious surface limit (project number DEV13-012). Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 40% of some lots in residential zones can be covered with impervious surfaces (subject to certain allowance). The City code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 45% lot coverage) via a deviation application if certain deviation criteria are met.			
Status:	DENIED			
Address:	7225 WEST MERCER WAY Click Here For Map			
KC Assessor's Parcel:	4016900050			
Applicant:	SUNNY SINGH OF HSGC			
Owner:	KAHSAI, YORDANOS			
Date of Application:	Monday, August 5, 2013			
Date Determined to be Complete:	Friday, August 30, 2013			
Applicable Regulations:	The appeal decision is based on the criteria listed in Mercer Island City Code sections 19.15.020(J), 19.02.020(D)(1), 19.02.020(D)(3), and other applicable provisions of Title 19 of the Mercer Island City Code.			
SEPA Review:	Categorically exempt per WAC 197-11-800(6)(b).			
Decision Authority:	Planning Commission			
Staff Contact:	Sung Lee, Planner			
Staff Email:	sung.lee@mercergov.org			
Staff Phone:	(206)275-7707			
Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1305-141	Building permit	DEV13-012	Deviation
	1306-058	Water Service		



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NOTICE OF DECISION

Project #: SHL13-034

Description: Approval of a shoreline exemption permit to replace the existing decking on an existing pier with new grated decking and splicing or replacing ten (10) wood piles as necessary.

Status: APPROVED

Address: 7828 SE 22ND PL [Click Here For Map](#)

KC Assessor's Parcel: 5315102106

Applicant: ECCO DESIGN INC

Owner: KURT & LESLIE DAMMEIER

Date of Application: Thursday, September 19, 2013

Date Determined to be Complete: Thursday, September 26, 2013

End of Appeal Period: Wednesday, October 30, 2013 at 5:00 PM

Applicable Regulations: MICC 19.07.100 and MICC 19.07.110

Decision Authority: Code Official

SEPA Review: Categorically exempt per WAC 197-11-800(3)

Staff Contact: Shana Crick
Staff Email: Shana.Crick@mercergov.org
Staff Phone: (206)275-7732

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	None			



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NOTICE OF DECISION

Project #: SEP13-032

Description: A review under the State Environmental Policy Act (SEPA) for Design Review of a major new construction consisting of six buildings, containing 18 townhomes on fee simple/zero lot line lots. A variance request from the maximum building height of 36 feet has been submitted for concurrent review. The variance request varies for five of the six buildings, and ranges from an additional seven feet to an additional 15 feet.

Status: MDNS APPROVED

Address: 2960 76TH AVE SE and 2970 76TH AVE SE [Click Here For Map](#)

KC Assessor's Parcel: 5315100986 and 5315100995

Applicant: ALAN BOEKER

Owner: WANGEN KATHY AND BECKES ROBERT

Date of Application: Wednesday, July 31, 2013

Date Determined to be Complete: August 28, 2013 (DSR13-015)

End of Appeal Period: Any party of record on a decision may file a letter of appeal on this determination to the City Clerk at the 9611 SE 36th St, Mercer Island, WA 98040. Pursuant to MICC 19.15.040(F)(2)(d), the Design Commission's decision on the preliminary plans (DSR13-015) shall represent an action on the proposal for SEPA appeal purposes. The Design Commission is scheduled to conduct a public meeting, and potentially issue a decision regarding the preliminary plans, on October 9, 2013. Any party of record on a decision may file an appeal by 5:00 PM within 14 days after the decision by the Design Commission on the preliminary plans.

Applicable Regulations: MICC 19.07.120, RCW 43.21C, WAC 197.11, 19.15.010(E), 19.15.020, 19.15.040, 19.12, and 19.01.070.

Decision Authority: Code Official

SEPA Review: The lead agency for this proposal has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, an arborist's assessment (*Shoffner, July 2013*), a Traffic Impact Report (*TENW Traffic consultants, May 2013*), comment letters received, and all other application materials submitted. This information is available to public on request.

The opportunity to comment on the environmental impacts of the proposal and required SEPA mitigation measures was provided September 9th to September 23rd, 2013 using the Optional DNS under WAC 197-11-355 issued with the notice of application for the underlying proposals (DSR13-015 and VAR13-002). Issuance of this threshold determination does not constitute land use approval or building permit approval. In addition to the required mitigation conditions listed below, the applicant will be required to meet all applicable standards contained in the revised Mercer Island City Code.



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The following conditions are required pursuant to RCW 43.21C.060 and WAC 197-11-350 to mitigate probable and unavoidable impacts identified for this proposal:

1. The applicant shall provide a six foot wide sidewalk along the right of way (Lincoln Street right of way) adjacent to the southwest side of the property for pedestrian access/circulation from 76th Avenue SE to the site and to the existing parks trail located immediately south of the site.
2. The applicant shall provide at least three on-street parallel public parking spaces to maintain the existing availability of right of way for public parking.
3. The proposed large retaining wall located along the southwest side of Lincoln Street right of way shall be designed and constructed in a manner that provides a finished, aesthetically pleasing appearance as approved by the City Engineer to mitigate the significant visual impact by minimizing the large blank wall area to the maximum extent reasonable. This may include walls with a decorative surface combined with landscaping. Walls that would have a significant negative visual impact would likely include, but are not limited to concrete, ecology block, or soldier pile walls with bare or gunite-type surface treatments.

Staff Contact: George Steirer
Staff Email: George.Steirer@mercergov.org
Staff Phone: (206)275-7719

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
			DSR13-015	Design Review
			VAR13-002	Variance