



DEVELOPMENT SERVICES GROUP



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# WEEKLY PERMIT INFORMATION BULLETIN

REPORT DATE: 10/14/2013

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.

## PUBLIC NOTICE OF APPLICATION

**Project #:** DEV13-044

**Description:** The City of Mercer Island received an application for a deviation from the maximum allowed impervious surface limit. Impervious surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 35% of some lots in residential zones can be covered with impervious surfaces (subject to certain allowances). The City code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 40% lot coverage) via a deviation application if certain deviation criteria are met. The applicant is requesting a deviation to allow for a maximum coverage of 40%.

**Status:** IN\_REVIEW

**Address:** 6410 E MERCER WAY [Click Here For Map](#)

**KC Assessor's Parcel:** 2154970010

**Applicant:** ARCHITECTURAL INNOVATIONS

**Owner:** ISLANDER PROPERTIES LLC

**Date of Application:** Monday, September 30, 2013

**Date Determined to be Complete:** Thursday, October 10, 2013

**End of Comment Period:** Monday, October 28, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.02.020(D)(3)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**Staff Contact:** Sung Lee  
**Staff Email:** Sung.Lee@mercergov.org  
**Staff Phone:** (206)275-7707

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1307-058	BUILDING		



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## PUBLIC NOTICE OF APPLICATION

**Project #:** DEV13-045

**Description:** The City of Mercer Island received an application for a deviation from the maximum allowed impervious surface limit. 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 allowances). 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. The applicant is requesting a deviation to allow for a maximum coverage of 45%.

**Status:** IN\_REVIEW

**Address:** 8237 SE 36TH ST [Click Here For Map](#)

**KC Assessor's Parcel:** 1224049079

**Applicant:** JAYMARC LUXURY HOMES

**Owner:** JAYMARC LUXURY HOMES

**Date of Application:** Friday, October 4, 2013

**Date Determined to be Complete:** Thursday, October 10, 2013

**End of Comment Period:** Monday, October 28, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.02.020(D)(3)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**Staff Contact:** Sung Lee

**Staff Email:** Sung.Lee@mercergov.org

**Staff Phone:** (206)275-7707

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1310-037	BUILDING		



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## NOTICE OF DECISION

**Project #:** DSR13-015

**Description:** Preliminary design approval for a proposed 18 unit townhouse development.

**Status:** PRELIMINARY APPROVAL

**Address:** 2960 76TH AVE SE & 2970 76<sup>TH</sup> AVE SE [Click Here For Map](#)

**KC Assessor's Parcel:** 5315100986 & 5315100995

**Applicant:** ALAN BOEKER

**Owner:** WANGEN KATHY+BECKES ROBERT

**Date of Application:** Wednesday, July 31, 2013

**Date Determined to be Complete:** Wednesday, August 28, 2013

**End of Comment Period:** Monday, September 23, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.15.010, 19.15.020, 19.15.040, Chapter 19.12, 19.07.12, RCW 43.21C, and WAC 197-11

**Decision Authority:** Design Commission

**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 (DSR13-0 15 and VAR13-002)

**Staff Contact:** George Steirer

**Staff Email:** [George.Steirer@mercergov.org](mailto:George.Steirer@mercergov.org)

**Staff Phone:** (206)275-7719

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
			SEP13-032	SEPA
			DSR13-015	VARIANCE



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## NOTICE OF DECISION

**Project #:** SHL13-026/SEP13-030

**Description:** A Shoreline Substantial Development Permit and State Environmental Policy Act (SEPA) Checklist for site grading related to the addition/ remodel of an existing residence and landscaping that exceeds 250 cubic yards within the shoreline jurisdiction (200 feet from the shoreline) and site grading that exceeds 500 cubic yards outside the shoreline jurisdiction. Site-wide cut and fill outside the building footprint totals 11, 590 cubic yards. Please note: The subject parcels (3708900006, 3708900016, 3708900009, 3708900020, and 3708900021) have been consolidated into a single 2.94 acre lot with one single-family residence under file SUB13-005. The consolidated properties will be readdressed as 6005 SE 32<sup>nd</sup> Street.

**Status:** APPROVED

**Address:** 3210, 3220, 3221, 3233 Proctor Lane, and vacant parcel 3708900021 [Click Here For Map](#)

**KC Assessor's Parcel:** 3708900006, 3708900016, 3708900009, 3708900020, and 3708900021

**Applicant:** ARCHITECT SUSAN DESKO AIA

**Owner:** PROCTOR LANE TRUST

**Date of Application:** Tuesday, July 30, 2013

**Date Determined to be Complete:** Monday, August 19, 2013

**End of Appeal Period:** Within 21 Days of the date of filing with the Washington State Department of Ecology per RCW 90.58.140(6)

**Applicable Regulations:** MICC 19.07.110, 19.15.020, 19.07.120, WAC 173-27, RCW 90.58

**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. This SEPA threshold determination was made after review of a completed environmental checklist and other information on file with the lead agency under the optional DNS process, as specified in WAC 197-11-355.

**Staff Contact:** Travis Saunders  
**Staff Email:** Travis.Saunders@mercergov.org  
**Staff Phone:** (206)275-7717

Related Permits/Projects:	Permit Number	Permit Type	Project Number	Project Type
	1306-048	BUILDING	DEV13-020	Fence Height Deviation
	1306-049	BUILDING	DEV13-021	Impervious Surface Deviation



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## NOTICE OF DECISION

**Project #:** SHL13-035

**Description:** An application to remove the existing pier structure and rebuild the pier in the same location in a smaller configuration with the following exceptions: (1) remove 13 existing 12-inch+ diameter pier piles and replace with nine 10-inch steel piles; (2) remove three 12-inch+ diameter mooring piles which will not be replaced; (3) retain and splice 11 existing support piles; (4) remove the 10-foot by 18.5-foot lower platform at shore which will not be rebuilt; (5) the remaining 867 square foot portion of the pier that will be rebuilt will be fully grated; and (6) retain the existing boatlift in its current location.

**Status:** APPROVED

**Address:** 7179 HOLLY HILL DR [Click Here For Map](#)

**KC Assessor's Parcel:** 2524049049

**Applicant:** WATERFRONT CONSTRUCTION CO

**Owner:** VANDERWALL DONALD J,

**Date of Application:** Tuesday, October 1, 2013

**Date Determined to be Complete:** Monday, October 14, 2013

**End of Comment Period:** No comment period per MICC 19.15.020(D)(7)(h)

**Applicable Regulations:** MICC 19.07.010

**Decision Authority:** Code Official

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

**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
None			



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## NOTICE OF DECISION

**Project #:** SUB13-011

**Description:** Preliminary approval of a lot line revision between two existing residential lots.

**Status:** APPROVED

**Address:** 5045 FOREST AVENUE SE [Click Here For Map](#)

**KC Assessor's Parcel:** 2424049035

**Applicant:** PAUL AIELLO

**Owner:** DONALD AND MARY ANN GORSKI

**Date of Application:** Thursday, September 5, 2013

**Date Determined to be Complete:** Monday, September 16, 2013

**End of Appeal Period:** Monday, October 28, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.08

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(A)

**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
	1307-272	SITE DEVELOPMENT		
	1305-210	BUILDING		
	1309-211	BUILDING		



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## NOTICE OF DECISION

**Project #:** DEV13-033

**Description:** Approval of an application for a deviation from the maximum allowed impervious surface limit. 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 allowances). 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. The applicant is requesting a deviation to allow for a maximum coverage of 45%.

**Status:** APPROVED

**Address:** 4342 E MERCER WAY [Click Here For Map](#)

**KC Assessor's Parcel:** 0046100052

**Applicant:** MICHAEL CONOVER

**Owner:** JOHN AND MOLLY OTTER

**Date of Application:** Tuesday, September 3, 2013

**Date Determined to be Complete:** Thursday, September 19, 2013

**End of Appeal Period:** Monday, October 28, 2013 at 5:00 PM

**Applicable Regulations:** MICC 19.02.020(D)(3)

**Decision Authority:** Code Official

**SEPA Review:** Categorically exempt per WAC 197-11-800(6)(b)

**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
	1309-203	BUILDING		