
CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



WEEKLY BULLETIN

FREQUENTLY ASKED QUESTIONS

3. IF I OBJECT TO THE PROPOSED WORK, HOW CAN I COMMENT?

There are criteria in the MICC for which the application is reviewed. If the proposal meets the criteria required by City Code, the City must approve the permit. If the proposal does not meet the criteria, the applicant is notified and has the option to revise the proposed design. If you provide comments within the specified comment period, they will be forwarded to the appropriate reviewer, and you will become a party of record. Written comments can specifically address how the proposed work does not meet one or more of the criteria listed in the Applicable Development Regulations.

2. WHAT ARE THE CRITERIA FOR APPROVAL OF A PERMIT?

The criteria for review of a permit are found within the Mercer Island City Code and are listed in the Applicable Development Regulations section of the bulletin. Here is a link to the [City Code](#). Please feel free to call or email the staff contact listed on the front of the notice, and we will be happy to discuss the review process in more detail.

3. WILL THERE BE A PUBLIC HEARING ON THIS APPLICATION?

Public Hearings are only required for Discretionary Actions. For a list of Discretionary Actions, please refer to MICC 19.15.010(E). The public bulletin for each project will state under the Public Hearing section if a hearing is required.

4. WHO CAN I CONTACT TO GET MORE INFORMATION?

The contact information for the planner assigned to each specific project is listed on the bottom of the first page of each notice. You can call or email the planner assigned to the project using the provided contact information. You can also call the "Planner helpline" for zoning related questions at 206-275-7729. Additional resources available on-line include:

<http://www.mercergov.org/>: Staff directory, city regulations, and additional information about permits

<http://www.mybuildingpermit.com>: Follow the status of a specific permit by address or permit number

[Mercer Island Map Portal](#): A tool to search for site-specific information

5. I WANT TO ACCESS AND REVIEW SPECIFIC PROJECT DOCUMENTS.

Please click on the associated link under “Project Documents” on each Public Notice to access the folder with the project documents associated with the application. The project documents available through this link contain most, but may not contain all the publicly available information for each project. For example, when a project is updated with a different project design, older designs may be removed from the public folder to avoid confusion. Each folder will be updated when there is a project revision.

6. I WANT TO LEARN MORE ABOUT SEPA.

What is SEPA?

SEPA is an acronym for the State Environmental Policy Act and is a review that is intended to act as a “safety net” in protecting the environment. Following SEPA review, the City must issue a determination of Significance, Non Significance, or a Mitigated Determination of Non Significance. Applicants for a SEPA review must complete a SEPA [checklist](#), and may need to prepare additional mitigation to avoid a “probable significant impact” to the environment.

When is a project SEPA exempt?

The state Department of Ecology establishes categorical exemptions to SEPA review, which are generally described here: [WAC 197-11-800](#). For example, a shoreline dock may be SEPA exempt if the dock was legally established and normal maintenance and repair is proposed. However, SEPA is required if the dock will expand or if a new dock is being built.

Where can I find more information?

Please check out the Washington State Department of Ecology SEPA [website](#) and the SEPA [handbook](#). Another useful page is the SEPA form templates found [here](#).

7. I APPRECIATE RECEIVING THESE NOTICES. HOW DO I AUTOMATICALLY GET A COPY OF ALL PUBLIC NOTICE OF APPLICATIONS AND DECISIONS?

Simply send us an e-mail request and we will email a link to any future notice of applications and decisions that are published in the city’s Weekly Permit Bulletin. Currently, the request can be sent to lauren.anderson@mercergov.org.

**NO BUILDING PERMIT NOTICE OF
APPLICATION AND DECISION**

**LAND USE PERMIT NOTICE OF APPLICATION
AND DECISION**

PUBLIC NOTICE OF DECISION



NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

- File No.:** SHL18-016
- Description:** A request for a shoreline exemption permit for the repair of an existing pier involving the replacement of 7 piles by splicing new piles to the stubs of existing piles. The deck of the pier is proposed to be replaced with grated decking.
- Applicant / Owner:** Steve Zuvela (Applicant) / Joan Lasersohn (Owner)
- Location of Property:** 49 Holly Hill Drive, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number 252404-9062
- SEPA Determination:** This proposal is exempt from SEPA under WAC 197-11-800(3).
- Applicable Development Regulations:** Pursuant to MICC 19.15.010(E), an application for a shoreline exemption permit is required to be processed as a Ministerial Action. Processing requirements for Ministerial Actions are further detailed in MICC 19.15.020. The project will be reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.07 – Environment, MICC 19.15 – Administration, and MICC 19.16 – Definitions.
- Project Documents:** Please follow this file path to access the associated documents for this project:
<https://mieplan.mercergov.org/public/SHL18-016/>
- Other Associated Permits:** A future building permit is anticipated
- Decision:** Approved subject to conditions.
- Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*
- Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County

Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.010(E).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Property Tax
Revaluation:**

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor's office at (206) 296-7300.

**Application
Process
Information:**

Date of Application: June 15, 2018
Date Determined to Be Complete: July 19, 2018
Date Notice of Decision Issued: November 19, 2018
Appeal Filing Deadline: 5:00 PM on Monday December 3, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Andrew Leon, Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720
andrew.leon@mercergov.org

PUBLIC NOTICE OF DECISION



NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File Nos.: VAR17-001

Description of Request: The applicant requested a variance to increase the allowed lot coverage to 53 percent (a 13 percent increase) to allow for the construction of a new single car garage, a new covered entry, and to retain an existing unpermitted utility room. The applicant is also proposing a to reduce a rear yard setback to 11-feet – 1-inch to construct the aforementioned garage.

Applicant / Owner: Dan Malone of soundesign group/David and Katherine (Liz) Kramer

Location of Property: 7155 SE 24th Street, Mercer Island, WA, 98040;
Identified by King County Assessor tax parcel number: 217450-4015

SEPA Compliance: The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(6)(e).

Project Documents: Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/VAR17-001/>

Applicable Development Regulations: Pursuant to Mercer Island City Code (MICC) 19.15.010(E), applications for variances are required to be processed as Discretionary Actions. Processing requirements for Discretionary Actions are further detailed in MICC 19.15.020.

Other Associated Permits: A future building permit is anticipated.

Decision: Approved subject to conditions.

Appeal Rights: *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.010(E).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

**Application
Process
Information:**

Date of Application: July 6, 2017
Determined to Be Complete: July 27, 2017
Public Comment Period: July 31, 2017 through 5:00 PM on August 30, 2017
Date Notice of Decision Issued: July 17, 2017
Appeal Filing Deadline: 5:00 PM on December 3, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Nicole Gaudette, Senior Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7719
nicole.gaudette@mercergov.org

TYPE 2 PERMIT PUBLIC NOTIFICATIONS

File Nos.:	ADU18-011
Description of Request:	An ADU application to convert an existing garage into an Accessory Dwelling Unit of 564 square feet.
Applicant:	Ian Moncaster
Location of Property:	8430 SE 36th Street, Mercer Island WA, 98040; Identified by King County Assessor tax parcel number: 183210-0035
Public Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/ADU18-011/
Application Date:	November 16, 2018
Assigned Planner:	Lauren Anderson, Assistant Planner (206) 275-7704 lauren.anderson@mercergov.org

File Nos.:	DSR18-019
Description of Request:	A design review application for a new sign at an existing restaurant.
Applicant:	Shawn Bowen, Tube Art
Location of Property:	8451 SE 68 th St Mercer Island WA, 98040; Identified by King County Assessor tax parcel number: 302405-9225
Public Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DSR18-019/
Application Date:	November 19, 2018
Assigned Planner:	Nicole Gaudette, Senior Planner (206) 275-7719 nicole.gaudette@mercergov.org

File Nos.:	SHL18-027
Description of Request:	A shoreline exemption permit to replace steel plates of 12-25 mooring piles and replace 3 beams and 6 deck boards.
Applicant:	Becky Henderson, Marine Restoration & Construction LLC
Location of Property:	9105 Fortune Drive Mercer Island WA, 98040; Identified by King County Assessor tax parcel number: 072405-9016
Public Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/SHL18-027/
Application Date:	November 19, 2018
Assigned Planner:	Nicole Gaudette, Senior Planner (206) 275-7719 nicole.gaudette@mercergov.org

