



S T U R M A N
A R C H I T E C T S

Date: January 20, 2023
To: Mercer Island Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

From: Brad Sturman
Sturman Architects

Re: Permit # 2205-178
Simpson Residence Remodel
6454 E Mecer Way
Mercer Island, WA 98040

Subj.: Post Permit Revision Letter

This letter is a revision letter and is being submitted as part of our Revision Application and describes the change in the scope of work.

As discussed at our Preapplication Conference (PRE21-050) the city's original interpretation of the allowed 200sf of expansion in the wetland buffer included not only new lot coverage/hardscape, but also new gross floor area on the second floor over the existing lot coverage of the first floor. So our design and engineering took that in to account. We were subsequently informed by Tim McHarg in March 2022 of a new code interpretation DCI22-003 which ruled that an upper story addition expanding gross floor area but not increasing lot coverage was not limited to 200sf, which allowed us to go back to our original design intent and have a full second floor over the existing first floor areas in the wetland buffer. At that time we were under serious time pressure due to lending and did not want to slow the permitting process down. Now that the loan has been obtained we are submitting a revision to permit based on the new interpretation of DCI22-003.

The new revised project essentially expands the upper floor over the existing main floor on the north side of the lot. No changes to the approved footprint of the house are being proposed other than some reductions in eave now that we can cut back the existing eave in the buffer.

Sincerely,
Sturman Architects.

Brad Sturman 206-981-7972 cell.