

8/16/2022

ATTN:

Norine Allerdice- Permitting  
Gareth Reece- Building  
Andrew Leon- Planning

RE: Intake Screening- 2206-099  
Project: 9167 SE 64<sup>th</sup> st new SFR.

Good Morning,

Please find our responses to your intake comments:

1. Norine Allerdice- plan set is bookmarked but is not working properly. Please make sure you can move from page to page before submitting.  
*Plan set bookmarked and extra pages removed.*
2. Gareth Reese- Coordinate between shoring, structural, and geo.  
*This is under way, but will not be ready for a few more weeks due to late summer vacations. We will get this submitted with first round permit comments.*
3. Gareth Reese – Structural details show geofoam behind the basement walls, which appears to conflict with the proposed temporary shoring system  
*Geofoam removed from detail.*
4. Andrew Leon- The City of Mercer Island GIS shows multiple watercourses and their buffers on the subject property. The plans also a Category IV wetland its associated buffer and setback. Please show these critical areas on the site plan with the proposed house.  
*Critical areas, buffers, setbacks, and house added to the site plan.*
5. Andrew Leon- The floor plan shows that there is a second kitchen proposed in the lower level of the house. The lower level contains provisions for living, sleeping, cooking, and sanitation, so it could be considered an accessory dwelling unit.  
*Kitchen removed from lower floor.*
6. Andrew Leon- There is an access easement on the north side of the lot. The plat for Short Plan No MI-82-09-18 (King County recording number 8410179003) shows that there is a 20-foot building setback line from the edge of this easement. The house is located within both the easement and the 20-foot setback. Please show the easement on the site plan, revise the front yard setback to be measured from the access easement, and change the location of the house so it is not within the easement or the setback.  
*Please see the title report on page 5, where it shows the termination of this easement.*

7. Andrew Leon- MICC 19.09.090(B)(1) states that any development proposal on a lot without a previously designated building pad shall establish a building pad consistent with the provisions of MICC 19.09.090(A). Under MICC 19.09.090(A)(2)(c), building pads shall not be located within critical areas and their buffers and setbacks. The City of Mercer Island GIS shows a Type Ns watercourse and its associated buffer in the eastern portion of the lot. Additionally, building pads shall be located to minimize the removal of trees and vegetation. Please revise the building pads shown on the site plan to comply with the standards of MICC 19.09.090. Please also show the watercourse and its buffer and setback on the site plan  
*We looked into the best use on this site and how we could minimize removal of trees, and the current layout on the site was determined to be the best use. The watercourse, buffer, and setback are now shown on the site plan.*
  
8. Andrew Leon- The plans show that the eaves of the house are proposed to penetrate into the 10-foot side-yard setback from the west property line. The elevations show that the wall facade of the west side of the house exceeds 25 feet in height. Under MICC 19.02.020(C)(1)(c)(iii)(b), a 10-foot minimum side yard setback from a property line is required when a wall facade abutting that property line exceeds 25 feet in height. MICC 19.02.020(C)(3)(a)(ii) prohibits eaves from penetrating into minimum side yard setbacks, so the eaves will need to be revised to remove the penetration.  
*We revised the eaves on the west side of the house to be 9" so they would not be in the setback any longer.*

Let us know if there are any other questions we can help clarify. Thanks so much!

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