

Jan. 1, 2023

Grace Manahan, Assistant Planner

City of Mercer Island

Community Planning & Development

COMMENTS TO PUBLIC NOTICE OF APPLICATION FOR A BUILDING PERMIT TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND REBUILD A 5000 SQ FT SINGLE FAMILY RESIDENCE WITH A 897 SQ FT GARAGE

LOCATION OF PROPERTY: 3036 67th Ave. S.E., Mercer Island, WA 98040

TAX PARCEL NUMBER: 2174501025

The following comments to the Building Permit Application are made after telephone discussions with Matt ____ and Jaime Buchan of William E. Buchan, Inc :

Tree Fall Hazard to adjoining properties and people.

In my separate communications with Matt and Jaime, I expressed my serious concern that Trees 2 & 3 are an extreme hazard to adjoining properties and to 3036 67th Ave SE itself. Past high wind conditions have resulted in a large branch (5" dia. 15-20 ft long) falling onto the property at 3031 68th Ave SE. Multiple attempts to mitigate this problem with the previous property owner have been unsuccessful. Since the last storm with wind gusts exceeding 60 mph, Trees 2 & 3 have had substantial growth on and over the east property line abutting the property at 3031 68th Ave SE.

In discussing the ARBORIST REPORT (dated Oct. 14, 2022) with Jaime B. on Friday, Dec. 16, 2022, he stated he would have the arborist, Tom Quigley, take another look at Trees 2 & 3. Since then a neighbor, Isabella Fu at 3030 68 Ave SE, talked to Jaime Buchan and was told that those limbs, which would be likely to break off in high winds, would be removed. Any work done to mitigate the hazard of falling limbs and even trees need to be in consultation and agreement with the property owner(s) at 3031 68th Ave SE.

East Property Line Conditions

Surveys (and survey markers) done by the property owners at 3031 68th Ave SE and 3036 67th Ave SE must be reconciled before commencing to do any work at or near the property line.

Any removal and/or replacement of the fence also needs to be done in consultation and agreement beforehand with the property owner(s) at 3031 68th Ave SE.

Placement of Western Red Cedars, Trees 4-7, at East Property Line, View A1.1

The ultimate growth (as high as 200ft.) of western red cedars, four in total, along the eastern property line, will severely reduce the views of neighboring properties uphill from 3036 67th Ave SE. Property values have been known to be reduced by tens of thousands of dollars by the loss of views. In addition growth of these trees will within 10 years or sooner encroach upon the 3031 68th Ave SE property.

We appreciate the consideration of neighbor's views by the city building height limitation, which is being adhered to, but to see the purpose of it ignored by the proposed addition of the four Western Red

Cedars appears to be, at best, an honest mistake and, at worst, a complete disregard of the properties of the uphill neighbors.

Requests to Modify the Building Permit Application for 3036 67 in the following manner before granting approval:

1. Require that Trees 2 & 3 be re-assessed for their potential to produce breakage of large branches and even complete collapse during high wind conditions (exceeding 50 mph).
2. Replace Trees 4 through 7 now designated to be western red cedars (*truja plicata*) with trees of maximum height potential of 30ft.

Thank you for your consideration of these requests. Please respond within a reasonable time frame to your disposition of these requests.

Ron & Patricia Malatesta 206-232-9847

3031 68th Ave SE

Mercer Island, WA 98040

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Malatesta Public Comment Response

Ron Malatesta is concerned about his view and both our arborist and the city arborist are not going to allow the removal of trees 2 and 3 to accommodate this. He claims the branches are a hazard and we can clean up the tree a little bit but probably not as much as he would like to see.