

Public Review Correction Response Memo

January 8, 2023

Subject: Public Review Comments Responses (Rev 1)
Permit No: 2103-051
Address: 3018 69th Ave SE
Mercer Island, WA
To: City of Mercer Island
Reviewer: Lauren Anderson

Hi

This letter is to respond to the public comments sent by Lauren Anderson on July 1st, 2021.

Public Comments from
Aaron Hinojosa and Elizabeth Bernstein
3005 70th Ave SE
Mercer Island, WA 98040

Comments:

Dear Ms. Anderson,

My wife Elizabeth Bernstein and I are the owners of 3005 70th Ave SE, the adjacent property to the above-mentioned location.

Per the Public Notice of Application we received alerting us of the proposed development of this parcel and informing us of the comment period, we wanted to comment on two topics. We hope you are the right person to direct these comments to. Please forward to the appropriate individual if this should go to someone else.

1. Proper determination of the property line between the subject property and our property at 3005 70th Ave SE. Per the attached survey of our property, there is an iron pipe that has been agreed to as a property marker historically between the former owners of the subject property and our property. Given all the brush and vegetation that has grown up around the property line, we cannot locate this iron pipe marker. We respectfully request that the developer of the subject property take the proper care and diligence, which likely includes clearing any vegetation, to make sure that they are accurately marking the property line, as historically agreed, so that there is no encroachment onto our property and the required setbacks are properly respected.
2. Replacement tree types in Full Plan Set – On page 19 of 46 of the Full Plan Set, the developer proposes to plant several Leyland Cypress trees along the North and South sides of the property. We understand that there is an easement restricting the height of any structure, improvement and/or vegetation/trees on the subject property to an elevation of 270.25 feet. It is our experience that Leyland Cypresses grow very quickly and it may be challenging and costly to maintain and to comply with the terms of the

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easement with these trees. We suggest that another plant be considered to provide privacy to the subject property.

Applicant Response:

#1 – Noted. The proposed development owner is agreed to clear any vegetation and make sure the required setbacks are properly respected.

#2 – Noted and thanks for the suggestion. The updated site plan will not call out specific tree spec and the owner will choose short tree species such as Lancelot Crabapple or Kousa Dogwood whose mature height will be below 20 feet for the new planted trees.

Additional Comments:

Two other questions:

1. Fencing – I didn't see any description of any fencing in the plans and wanted to learn what their plans are for that, if any.
2. AC condenser location – I didn't see any provision for the placement of any condensers that they are going to put in (assuming they are installing AC). Based on the location of the mechanical room, it would appear to be on the south side of the structure but wanted to know what the plan is.

Applicant Response:

#1 – Future fence will be deferred and to be designed by other and to be complied with MICC 19.02.050(E).

#2 – The condensor location has been added and located next to the north wall on main floor and can be found on sheet A2.01 keyplan #2.

Public Comments from

From: Gerry Scalzo <geeaye@aol.com>

Sent: Tuesday, June 15, 2021 10:02 AM

To: Lauren Anderson <Lauren.Anderson@mercergov.org>

Subject: File #2103-051

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Hi Lauren,

I am contacting you to be placed on the record for the application for Permit Type 3, File #2103-051.

In the review for the permit and if construction does take place, I would like to make sure that the covenants attached to the subject property @ 3018 69th Ave SE Mercer Island, WA. 98040 are followed. In particular the height restriction and eastern back yard setback and how they affect the property to the east @ 3011 70th Ave SE Mercer Island, WA. 98040.

Thank you for your consideration on this matter.

Gerry Scalzo

Louie Scalzo

Applicant Response:

#1 – The covenants attached to the subject property will be strictly follow.

The applicant's representative met with Gerry, Louie and Gene Scalzo, owners of 3018 69th Ave SE, on their property on Oct 13, 2021 and went over the project scope and their concerns. The following were discussed:-

Per the property owner's request and the covenant restriction, proposed development should be avoided in the 20 feet eastern back yard setback.

Existing sewer for 3018 69th Ave SE shall be redirected no closer than the 20 feet setback from the property line.

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Soil nails for the permanent shoring wall are allowed to install beneath the 20 feet setback but no closer to the east property line.

Should you have any questions please feel free to contact the below applicant.

Thank you,

Regards,

James Ma

Jamesmark2001@gmail.com | 509-491-7299
