

# HhLodesign

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5642 E Mercer Way, Mercer Island, WA 98040

## Project Narrative for BMI Deck

This project proposes the construction of a 720.5 SF deck to replace an existing raised deck on the East side of an existing single family residence. This deck will add a roof over a portion of the deck to cover the deck. It will also add a stair to the ground floor. The roof and the stair are not part of the original deck that is being replaced. We are aware that the entire site is considered a landslide geological hazard, and have provided a geotechnical report to verify the safety of the proposed project. We are not within the steep slope area, nor the steep slope buffer area.

We are also aware that there exists a watercourse buffer area that is within our project area. Per 19.07.130.A, the deck that is within the buffer area was legally established prior to January 1, 2005, we are simply reconstructing the deck within the envelope of what already existed within this area.

Per item 1: We will abide by all the seasonal limitations on land clearing, grading, filling, and foundation work described in section 19.07.160.F.2.

Per Item 2: We will not be adding to the existing deck in any way. Simply reconstructing what was already there. So this is not an addition.

Per Item 3: The deck in question has been in existence prior to September 26, 1960. Therefore, it is a legal nonconforming structure per 19.01.050.A.2. We will be rebuilding this deck in accordance with 19.01.050.B.2 and will not increase in the legal nonconformity and no new nonconformances will be created. Further, no portion of the deck is within any setback, nor within 5 feet from any lot line.

We have already submitted and had approved a Critical Areas Review 2. File # CAO23-017