

Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Critical Area Review 2
Project Narrative

Land Use Reviewer:

Richard and Leslie Day hired Conard Romano Architects to design a new single-family residence to replace the existing residence on the lot. The proposed residence is a single-story structure with a walk out basement utilizing the existing basement foundation. The areas with new crawlspace foundation and a portion new basement foundation along the west lot line have been setback from the lot lines to conform to the MICC Title 19 building development setbacks. The southern portion of the Primary Bedroom and new terrace with stair structure descending to the lower yard area are located within the steep slope hazard buffer from the top of the slope.

The plans for the new structure were previously submitted and approved under permit number 2109-226. The permit was never issued because the owner's chose not to start the project for various economic reasons at the time, which have now been resolved. The development plans being submitted for permit number 2312-031 have not changed from the previously approved plans.

Thank you,

Erik Voris