

Subject: Building Permit # 2403-052
Date: Wednesday, June 5, 2024 at 7:25:51 AM Pacific Daylight Time
From: David Grubb <davidg@ghdarch.com>
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Attachments: image001.png, image002.png, 2219 Seifert South Side Yard Grade.pdf

Hi Molly,

I wanted to coordinate with you on two of your comments in recent review cycle. Both are related and hoping we can work though together, and I resubmit revisions per what we arrive at.

Comment #1:

“Show existing and finished grades in relation to the basement on all elevation drawings to verify basement exclusion calculations.

See Appendix B for examples on how this should be shown in the drawings.”

Comment #2:

“The wall facade abutting the south property line exceeds 25 feet in height and requires a 10 ft variable side yard setback per MICC 19.02.020(C)(1)(c)(iii)(b):

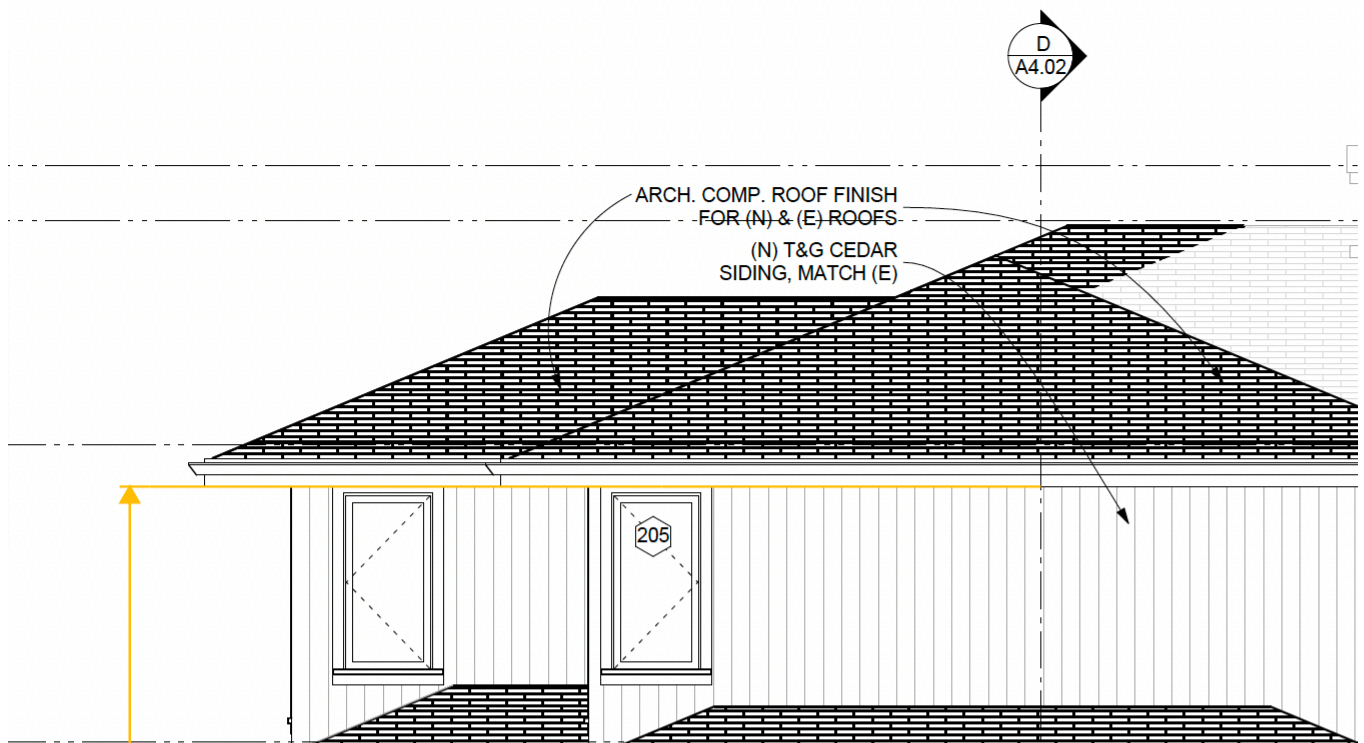
Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.

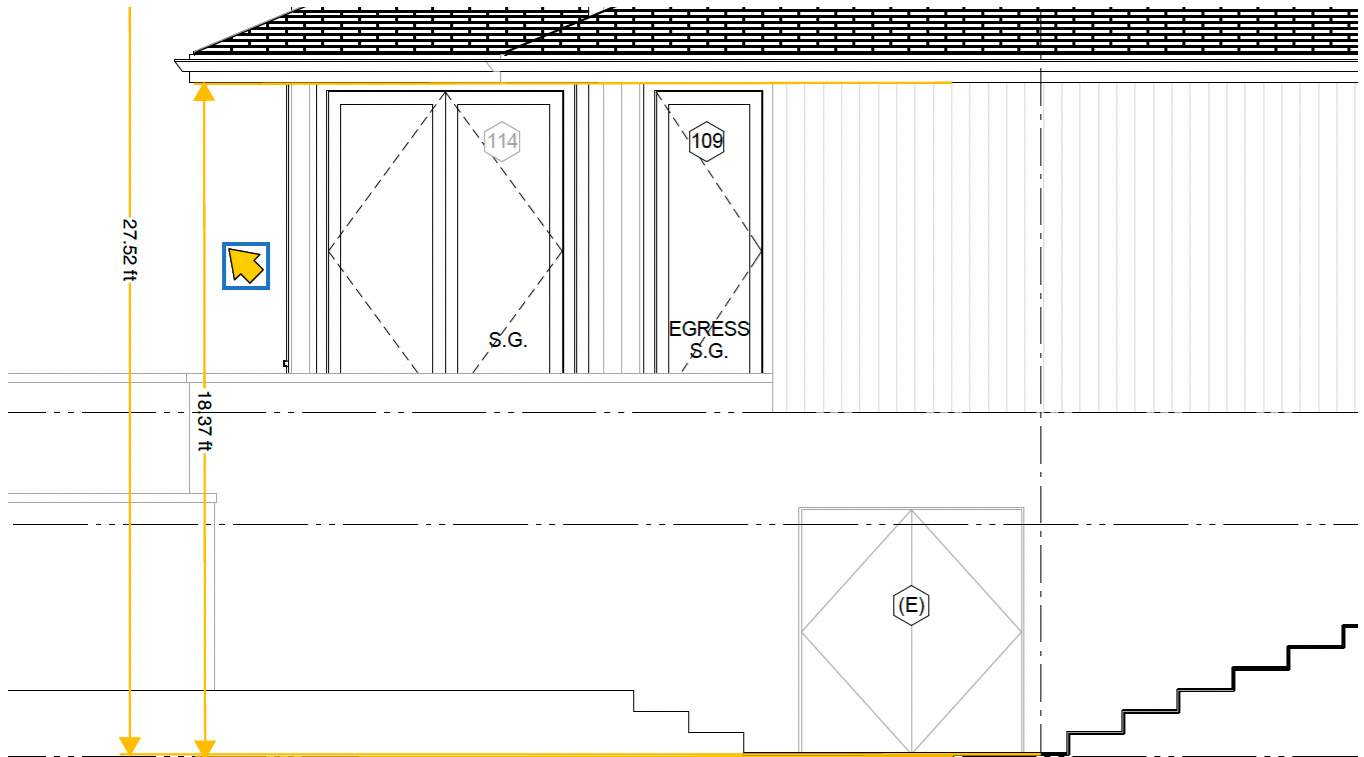
Additions in height are required to comply with all residential development standards, including all required yard setbacks. The upper story addition in this area results in an addition in height, which would require compliance with the variable side yard setback per MICC 19.01.050(D)(1)(b)(i):

...An increase in height of that portion of a structure that is legally nonconforming because it intrudes into a required yard is an increase in the nonconformity and is not allowed unless the additional height meets the current yard requirements of MICC 19.02.020(C)(1)

Because the lower portion requires a 7.5 ft side yard setback per MICC 19.02.020(C)(1)(c)(iii)(a)(1), this portion is nonconforming.”

Below is screenshot from pdf with your dimensions on south elevation and the 2 comments above.





We revised the south exterior elevation to reflect the existing/final grade a little more accurately per comment #1 above. Meaning that we are showing grading not only directly against the exterior wall, but also just inward of the south property line to show true conditions. Please see attached pdf with a current survey (showing the updated accuracy per your request) that I highlighted this area being discussed. You can see how much higher the grade is at the south property line, adjoining southern property, and the timber wall that is retaining grade in this area, allowing for access to the crawl space. Also included in the pdf is revised south elevation showing existing and final grade at both the timber steps/double doors for access (per originally submitted elevation) and grade directly behind timber retaining wall/in front of the south property line.

Regarding comment #2 above: If we scale the façade height from grade that is at the south property line/directly behind the timber retaining wall it is 25' or less along the proposed upper floor exterior wall. We understand the intent of the code is to protect neighboring properties with views and massing close to property lines. As explained above, the façade height that you measured was taken from a dug out access point for crawl space. Please let me know if this is an acceptable means to comply with the side yard setback code requirement. Regarding the main floor exterior façade height. We are not proposing any increase in height to the existing main floor exterior wall/plate heights. We are simply removing the

necessary portions of the existing roof structure to allow of the new upper floor addition and reroofing all existing roof areas that remain.

Please let me know if you need any additional information or documents.

Thank you,

DAVID GRUBB, SENIOR PROJECT MANAGER



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE

PO Box 160
Kirkland, WA 98083
O: [425.828.3081](tel:425.828.3081)
D: [425.533.6207](tel:425.533.6207)
theartofarchitecture.com

BOUNDARY SURVEY NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3--SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
4. ENCROACHMENTS NOTED AS "IN" OR "OUT" ARE RELATIVE TO THE SUBJECT PROPERTY.
5. FENCE DIMENSIONS ARE GENERALLY TO THE CENTERLINE OF THE FENCE UNLESS OTHERWISE NOTED.
6. STRUCTURE LOCATIONS ARE MEASURED TO THE FINISHED FASCIA UNLESS OTHERWISE NOTED.
7. TREE LOCATIONS ARE MEASURED TO THE ESTIMATED CENTER OF THE TREE.
8. ALL DIMENSIONS ARE IN DECIMAL FEET.

TOPOGRAPHIC SURVEY NOTES

1. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
2. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
3. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR: PLOG ENGINEERING, PLLC
P.O. BOX 412
RAVENSDALE, WA 98051
PH.: (206) 420-7130

PROPERTY OWNER: MIKE & ANNE SEIFERT
3261 67TH AVE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 370890-0065

PROJECT ADDRESS: 3261 67TH AVE SE
MERCER ISLAND, WA 98040

PARCEL AREA: 18,962 S.F. (0.435 ACRES ±)
AS SURVEYED TO BULK HEAD

REFERENCE SURVEYS

- P1 - PLAT OF SQUIRES LAKE ADDITION, VOL 11, PG 50
- R1 - AF# 20110613900004
- R2 - AF# 20050923900004
- R3 - AF# 8606099010
- R4 - AF# 8010079002
- R5 - AF# 20160328900015

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 0.5' FOR THIS PROJECT.

BASIS OF BEARINGS

PER THE RECORD OF SURVEY (R3) AF# 8606099010, RECORDS OF KING COUNTY WASHINGTON.

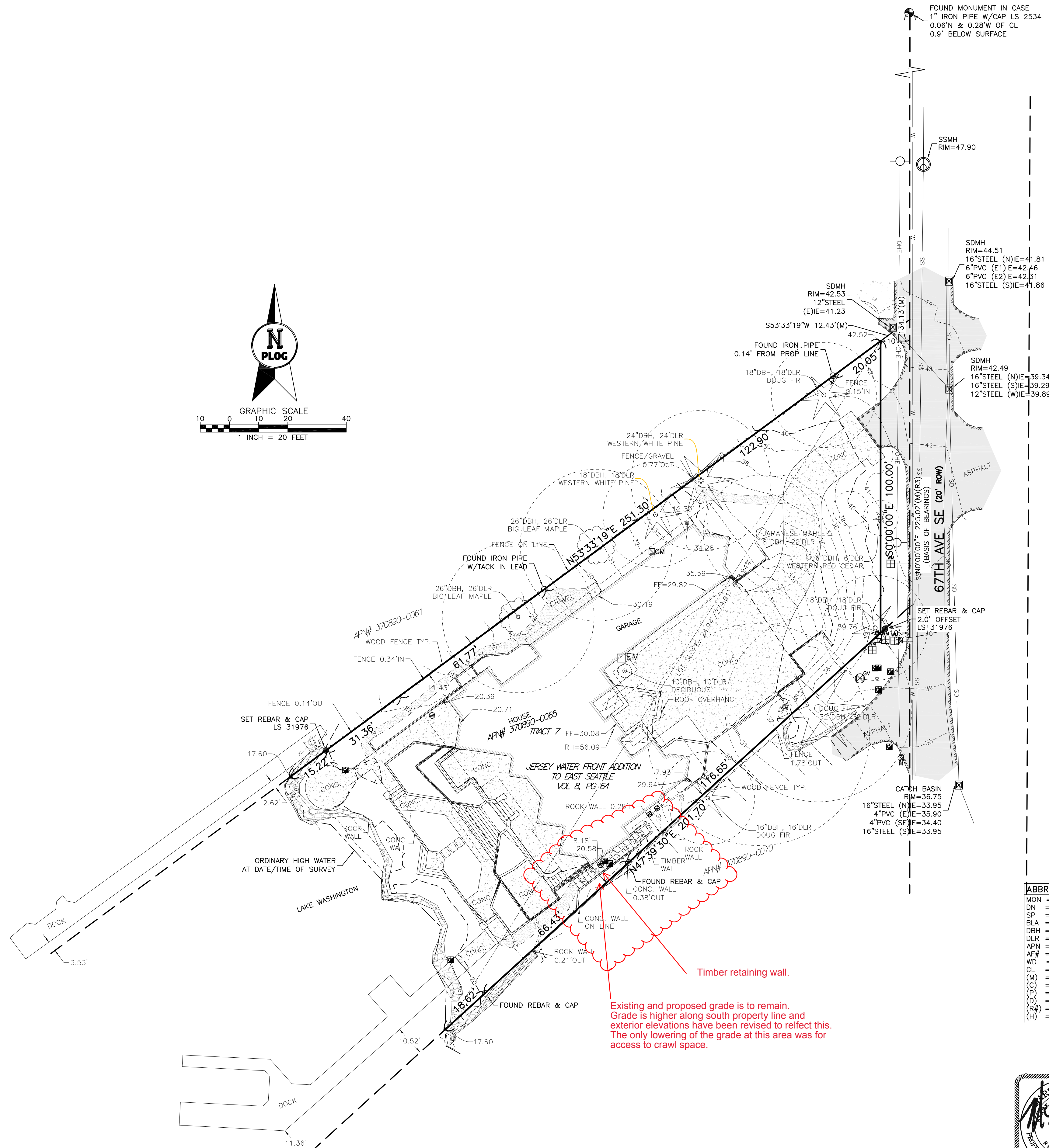
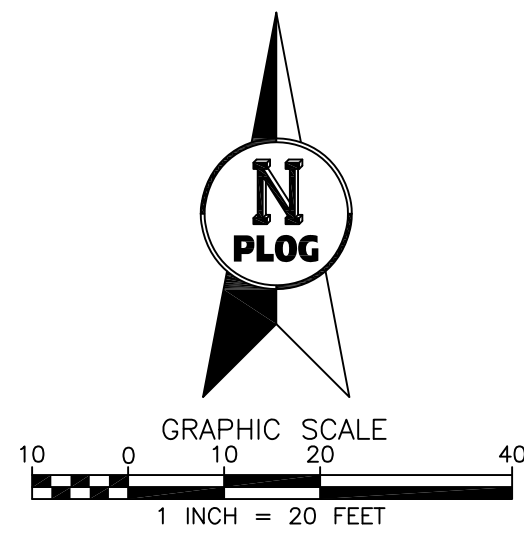
ACCEPTED THE BEARING OF N 0°00'00" E FOR 67TH AVE SE BASED ON VARIOUS FOUND MONUMENTS.

LEGAL DESCRIPTION

THAT PORTION OF TRACT 7, JERSEY WATER FRONT ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 64, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE WEST LINE OF HOOD AVENUE IN THE PLAT OF SAID ADDITION, WHERE SAID WEST LINE OF HOOD AVENUE IS INTERSECTED BY THE NORTHERLY LINE OF SAID TRACT 7; THENCE SOUTH ALONG THE WEST LINE OF HOOD AVENUE AND THE EAST LINE OF TRACT 7, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 53°35'36" WEST TO THE SHORE LINE OF LAKE WASHINGTON; THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF LAKE WASHINGTON 100 FEET; THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY LINE OF SAID TRACT 7, WHICH POINT IS 100 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALON SAID HOOD AVENUE AND THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH SECOND CLASS SHORE LANDS ADJOINING SAID PREMISES.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



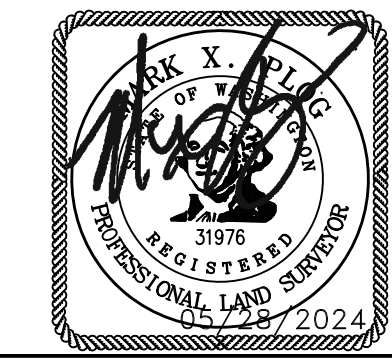
Timber retaining wall.
Existing and proposed grade is to remain. Grade is higher along south property line and exterior elevations have been revised to reflect this. The only lowering of the grade at this area was for access to crawl space.

SYMBOL LEGEND

- MONUMENT AS NOTED
- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND REBAR AS NOTED
- SET REBAR AND CAP LS 31976
- FOUND SURFACE MARKER/DISK
- SET SURFACE MARKER/DISK LS 31976
- SEWER MAINTENANCE HOLE
- SEPTIC MAINTENANCE HOLE
- SEWER CLEAN OUT
- SEWER LINE
- STORM DRAIN MAINTENANCE HOLE
- CATCH BASIN (TYPE 2)
- CATCH BASIN (TYPE 1)
- STORM DRAIN CLEAN OUT
- ROUND YARD DRAIN
- SQUARE YARD DRAIN
- STORM DRAIN LINE
- WATER MAINTENANCE HOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BLOW OFF VALVE
- IRRIGATION VALVE/JUNCTION
- WATER LINE
- GAS VALVE
- GAS METER
- GAS LINE
- CABLE RISER
- CABLE BOX
- CABLE MAINTENANCE HOLE
- FIBER OPTIC MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- TRAFFIC SIGNAL MAINTENANCE HOLE
- PAD MOUNTED TRANSFORMER
- HAND HOLE
- A/C COMPRESSOR
- YARD LIGHT
- POWER POLE
- GUY WIRE
- STREET LIGHT
- OVERHEAD UTILITIES (GENERAL/MIXED)
- OVERHEAD ELECTRICAL
- OVERHEAD CABLE
- OVERHEAD TELEPHONE
- UNDERGROUND UTILITIES (GENERAL/MIXED)
- UNDERGROUND ELECTRICAL
- UNDERGROUND CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- BOLLARD
- MAILBOX
- SIGN
- WETLAND FLAG
- SNAG
- DECIDUOUS MULTI-TRUNK
- DECIDUOUS
- CONIFER MULTI-TRUNK
- CONIFER

ABBREVIATION LEGEND

MON	=	MONUMENT
DN	=	DOWN
SP	=	SHORT PLAT
BLA	=	BOUNDARY LINE ADJUSTMENT
DBH	=	DIAMETER AT BREST HEIGHT (FT)
DRL	=	DRIP LINE RADIUS (FT)
APN	=	ASSESSORS' PARCEL NUMBER
AF#	=	AUDITOR'S FILE NUMBER
WD	=	WOOD
CL	=	CHAIN LINK
(M)	=	AS MEASURED
(C)	=	AS CALCULATED
(P)	=	PER PLAT
(D)	=	PER DEED
(R#)	=	PER REFERENCE SURVEY
(H)	=	HELD



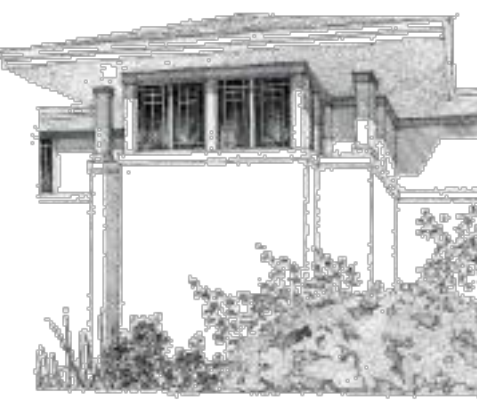
PLOG ENGINEERING
Surveyors & Civil Engineers

P.O. Box 412
Ravensdale, WA 98051
(206) 420-7130
www.PlogEngineering.com

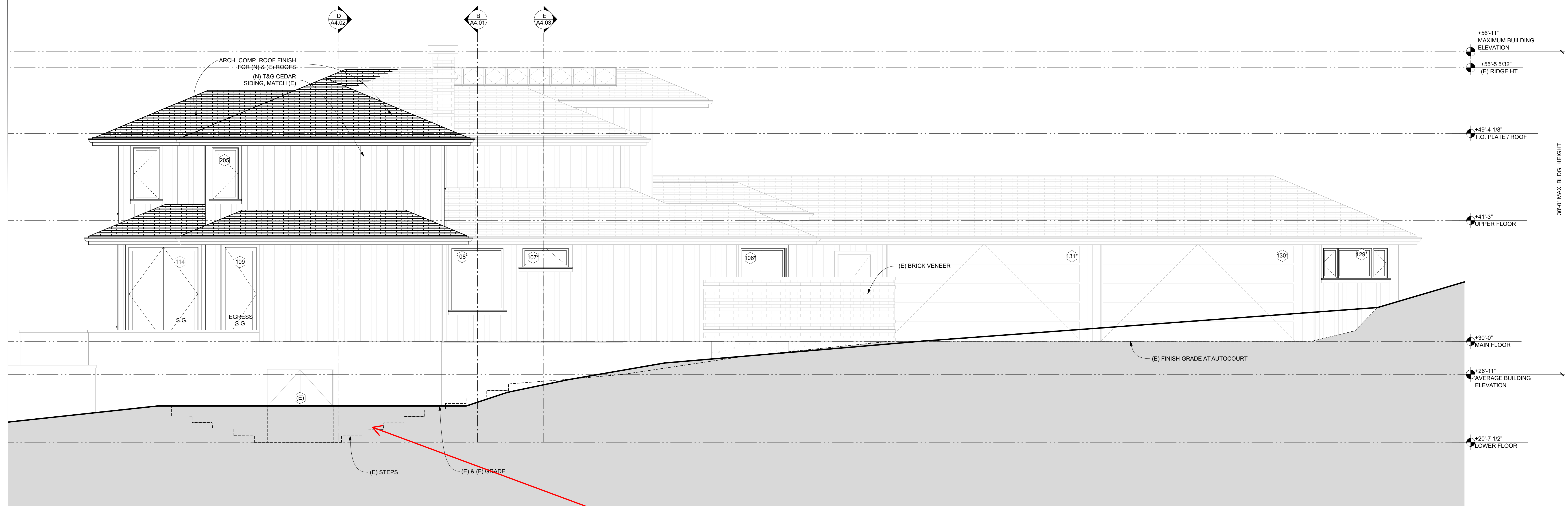
NE1/4, SE1/4, SEC 11, TWP 24N, RNG 4E, W.M.
BOUNDARY & TOPOGRAPHIC SURVEY

MIKE & ANNE SEIFERT
3261 67TH AVE SE, MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
173-22	05/28/2024	1	1 OF 1



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE
2340 130th Ave. NE, Suite 100, Bellevue, WA 98005
425.828.3081

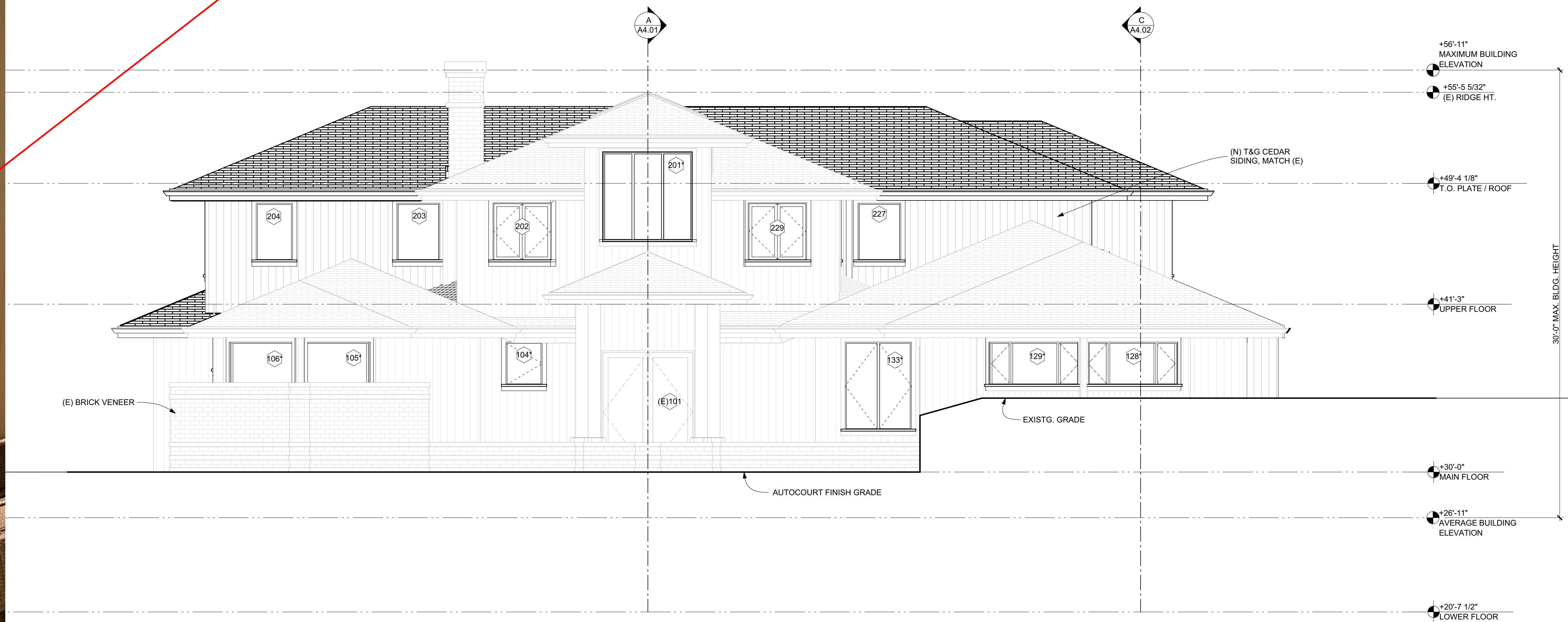


Ground directly in front of exterior wall was only lowered to allow access to full height crawl space. Timber steps are only (approximately) 4' wide. The existing and final grade are higher at this location at the southern property line and inward. A timber retaining wall is used to allow for the lowering of grade for access.

2 SOUTH ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"



Wooden Fence running along south property line. See survey one first page of this PDF.



1 EAST ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

PERMIT SET REVS #2 (05.23.2024)

SEIFERT REMODEL
3261 67TH AVE SE
MERCER ISLAND, WA 98040

Job No. 2219
Project Manager: DG
Issue Date: 03/29/2024

NO.	DATE	REVISION
3	03/29/2024	OWNER REVISIONS
2	05/23/2024	PERMIT REVISION #2

EXTERIOR ELEVATIONS
PROPOSED

A3.01

© 2023 GELOTTE HOMMAS DRIVDAHL ARCHITECTURE, P.L.L.C.