

07.03.2024

**CRITERIA COMPLIANCE NARRATIVE**

**8541 SE 82ND ST / Permit # 2406-148**

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Hello Mercer Island Permitting,

The proposed project is a renovation of an existing single-family residence including:

- An interior remodel with new fenestration, finishes, plumbing fixtures, and built-ins with some structural work per plans to reconfigure parts of the existing layout.
- A conversion of an existing carport into a new attached garage with a utility room. Existing footprint and roof structure of the existing carport to remain in place with a small horizontal addition of 199 square feet.

The proposed project meets the requirements of Critical Area Review 1 (CAR1) through the criteria of MICC 19.07.130, Modifications as follows:

**MICC 19.07.130**

**A.** The proposed project is an addition to an existing legally established single-family house constructed in 1965 (before January 1, 2005).

**1.** Seasonal limitations on land clearing, grading, filling, and foundation work described in section 19.07.160(F)(2) shall apply and the Seasonal Development Limitation Waiver will be completed and submitted prior to permit issuance.

**2. a.** The footprint of the structure is enlarged by a total of 199 square feet which is below the 200 square feet threshold. The area of enlarged footprint will consist of a horizontal addition of new roof, exterior

walls, and concrete floor for the attached garage as shown on Sheet a.04 of the Critical Areas Review Development Plan Set and Sheet a.03 & a.04 of the Building Permit Application Plan Set.

Additional minor groundwork for minor foundation augmentation and replacement in kind will also take place as shown on Sheet a.10 of the Building Permit Application Plan Set. This work will not create any additional interior floor area and is all located within the footprint of the original existing structure's roof and underneath an original existing deck.

**b./c.** The existing legally established structure is not located within a wetland or watercourse buffer and the addition is no closer to a wetland or watercourse.

**d.** A critical area study in the form of a geotechnical report has been completed by Pangeo Inc. and submitted with the building permit demonstrating that impacts have been avoided, minimized, and mitigated consistent with section 19.07.100.

**e.** A statement of risk has been provided by the project geotechnical engineer, Pangeo Inc., as Section 5.4 of the geotechnical report (pages 13 & 14) consistent with Section 19.07.160(B)(3).

Respectfully submitted,

Stefan Hampden  
Principal, CAST architecture