



CITY OF MERCER ISLAND

9611 SE 36th Street • Mercer Island, WA 98040-3732
(206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

August 1, 2018

Davinder Sawhney
6121 84th Ave SE
Mercer Island, WA 98040
Via email

Re: Approval of a Reasonable Accommodation Request re:
Expanded driveway, walkways, and patio located at 6121 84th Ave SE Mercer Island, WA 98040; Parcel
ID: 192280-0340

Dear Davinder Sawhney,

The City has completed review of the Reasonable Accommodation request received Wednesday July 11, 2018. The request is for reasonable accommodation for the applicant/homeowner's daughter with Spina Bifida to have access to the entry and backyard. The proposal includes expanding the driveway. The proposal also includes the addition of a walkway around each side of the house for access to and from the backyard to the front yard as well as a paved area in the backyard for playing with siblings and friends. The driveway is proposed to be made of permeable pavers.

Following review of the application, City staff has determined that the request is approved and follows the Mercer Island City Code (MICC), specifically MICC 19.01.030. The approval is of the revised site plan and planting plan received 7-26-2018. Refer to Attachments B and C. The City's first review letter requested two items: 1) the driveway design to be changed and 2) a planting plan. Please refer to Attachment D for the City's first review letter. Below is an analysis of how the proposal complies with MICC 19.01.030.

MICC 19.01.030 (B) Procedure.

1. An applicant for reasonable accommodation must provide verifiable documentation of handicap or disability eligibility to the code official and describe the need for and proposed accommodation.

The applicant provided verifiable documentation, please refer to Attachment A. Staff finds this procedure has been met.

2. The code official shall determine what adverse land use impacts, including cumulative impacts, if any, would result from granting the proposed accommodation. This determination shall take into account the size, shape and location of the dwelling unit and lot; the traffic and parking conditions on adjoining and neighboring streets; vehicle usage to be expected from the residents, staff and visitors; and any other circumstances determined to be relevant.

The applicant has provided a planting plan with native species to mitigate the impacts from the additional lot coverage and hardscape. The vegetation acts as a natural buffer. Please refer to Attachment B for the planting plan. In addition, there is an existing backyard fence that provides ample screening. Please refer to Attachment C for photographs of the existing fence. Staff finds this procedure has been met.

3. The applicant's need for accommodation shall be considered in light of the anticipated land use impacts, and conditions may be imposed in order to make the accommodation reasonable in light of those impacts.

As stated in the applicant's narrative the additional hardscape and lot coverage is for vehicle access to the ramp and front door as well as for his to daughter to have access to the backyard and be able to play in the backyard. Please refer to Attachment A project narrative. Staff finds this procedure has been met as the request is a reasonable accommodation.

4. A grant of reasonable accommodation permits a dwelling to be inhabited only according to the terms and conditions of the applicant's proposal and the code official's decision. If it is determined that the accommodation has become unreasonable because circumstances have changed or adverse land use impacts have occurred that were not anticipated, the code official shall rescind or modify the decision to grant reasonable accommodation.

If circumstances have changed or there are adverse land use impacts that were unanticipated then the Code Official shall rescind or modify the decision. Staff finds this procedure is met.

5. The code official shall act promptly on the request for accommodation and shall not charge any fee for responding to a request for accommodation.

Staff reviewed and responded efficiently to the greatest extent reasonably possible. No fees were charged for this request. Staff finds this procedure has been met.

6. Nothing herein shall prevent the code official from granting reasonable accommodation to the full extent required by federal or state law.

The Reasonable Accommodation request has been granted, Staff finds this procedure has been met.

7. The code official's decision shall constitute final action by the city on a request for accommodation, and review of the decision will be available only in superior court. Any appeal must be filed not more than 21 days after the issuance of the code official's decision.

The decision is appealable to the Supreme Court and the appeal must be filed within 21 days after the issuance of this approval. Staff finds this procedure has been met.

Based on measurements from the City's Geographic Information System (GIS), the approximate square footage of the existing conditions are as follow:

- Total Existing Lot Coverage = 4,742 sf
 - a. Roof including eaves= 3,715 sf
 - b. Driveway = 1,027sf
- Total Existing Hardscape = 181 sf
 - a. Back yard walkway = 90sf

b. Front yard walkway = 91sf

The applicant has provided the following estimated areas:

- Proposed driveway = 1698sf (~671sf more lot coverage than what is existing)
- Proposed walkways and backyard patio = 135+406+1330+135 = 2006 sf* (~1825sf more hardscape than what is existing) *does not include roof overhangs

Maximum allowed under MICC 19.02.020(F)(3) and MICC 19.02.020(F)(3)(e)(ii)(a) allowed adjustments (house being one story with a wheelchair accessible entry path):

- Maximum allowed lot coverage = 45% = 4436.1sf
 - Proposed total lot coverage = ~5413sf
 - Proposal is over by ~976.9 sf
- Maximum allowed hardscape = 9% = 887.22 sf
 - Proposed hardscape total = ~2,006 sf
 - Proposal is over by ~1118.78 sf

The reasonable accommodation request is **APPROVED** as follows:

1. The addition of 977 square feet of lot coverage for the driveway constructed of permeable pavers or another type of hard surface.
2. The addition of 1,119 square feet of hardscape for the side pathways and backyard patio/play area.
3. The applicant shall obtain any necessary tree, stormwater, and any other required permits prior to any work commencing. Please note: A Right of Way (ROW) permit is likely required for proposed the driveway to the street and any other activity in the public right-of-way.

Please reach out to Ruji Ding to learn more about the process and what is required for stormwater and ROW review. She can be reached at ruji.ding@mercergov.org or 206-275-7703.

This decision is appealable to the Superior Court, and the appeal must be filed not more than 21 days after the date of approval (August 1, 2018).

Regards,



Evan Maxim

Interim Director

City of Mercer Island's Development Services Group

Evan.maxim@mercergov.org

206-275-7732

Enclosed:

- Attachment A: First Submittal Documents (7-11-2018)
- Attachment B: Revised Plan Set and Planting Plan (7-26-2018)
- Attachment C: Photos of the Existing Fence (7-31-2018)
- Attachment D: City's First Review Letter (7-23-2018)

RECEIVED

JUL 11 2018

CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



SITE DEVELOPMENT INFORMATION

Worksheet for single family residential development

PROJECT INFORMATION

Permit Number: _____ Parcel Number: 1922800340
 Site Address: 6121 84th Ave SE Phone Number: 7105476517
 Owner Name: DAVINDER & MANINDER SAWHNEY Date: dsawhney@yahoo.com
 Signature & phone number of individual who completed this worksheet:

D. Sawhney
Signature

7105476517
Phone Number

GENERAL INFORMATION

Will any large trees be removed as a result of this development activity? Yes No
Large tree- trees with diameter of greater than or equal to 10 inches.

Do you have an Accessory Dwelling Unit? New ADU Existing ADU No

Will you be adding air conditioning to the proposed development? Yes No

This is a worksheet and is not a substitute for the Mercer Island Development Regulations. Please consult the Mercer Island City Code. The City may require additional information to be supplies to document compliance with regulations.

LOT SLOPE

According to the Mercer Island City Code, slope is a measurement of the average incline of the lot or other piece of land calculated by subtracting the lowest elevation of the property from the highest elevation, and dividing the resulting number by the shortest horizontal distance between these two points. The resulting product is multiplied by 100.

LOT SLOPE CALCULATIONS

Highest Elevation Point of Lot: - Flat - Feet
 Lowest Elevation Point of Lot: _____ Feet
 Elevation Difference: _____ Feet
 Horizontal Distance Between High and Low Points: _____ Feet
 Lot Slope* _____ %

*Lot slope is the elevation difference divided by horizontal distance multiplied by 100.

LOT COVERAGE

For single family residential development, "lot coverage" is the area of a lot that may be covered by a combination of the buildings and vehicular driving surfaces. The maximum lot coverage for a specific lot is based upon the lots slope (see above). The area of the lot that cannot be used for lot coverage is "required landscaping area"; the landscaping area is typically improved with either hardscape (see below) or softscape. *Please note: Lot coverage is not the same as impervious surface calculations used for drainage review.*

Lot Slope	Maximum Lot Coverage (House, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

LOT COVERAGE CALCULATIONS

A. Allowed Lot Coverage	<u>54%</u>	% of Lot
B. Allowed Lot Coverage Area	<u>5323.32</u>	Square Feet
C. Gross Lot Area	<u>9858</u>	Square Feet
D. Net Lot Area		Square Feet
E. Main Structure Roof Area	<u>2182</u>	Square Feet
F. Accessory Building Roof Area (Garage)	<u>484</u>	Square Feet
G. Vehicular Use (driveway, access easements, parking)	<u>1950</u>	Square Feet
H. Total Existing Lot Coverage Area		Square Feet
I. (Total Lot Coverage Area Removed)		Square Feet
J. Total New Lot Coverage Area		Square Feet
K. Total Project Lot Coverage Area = (H-I) + J	<u>6762</u>	Square Feet
L. Proposed adjustment for single story		Square Feet
M. Proposed adjustment for flag lot		Square Feet
N. Proposed Lot Coverage = (K/D)x100	<u>70.5%</u>	% of Lot

HARDSCAPE

For single family residential development, hardscape is the solid, hard, elements or structures that are incorporated into landscaping. The hardscape includes, but is not limited to, structures, paved areas, stairs, walkways, decks, patios, and similar constructed elements. The hardscape within the landscaping area consists of materials such as wood, stone, concrete, gravel, permeable pavements or pavers, and similar materials. Hardscape does not include solid, hard elements or structures that are covered by a minimum of two feet of soil intended for softscape (for example, a septic tank covered with at least two feet of soil and planted shrubs is not hardscape). The hardscape does not include driving surfaces or buildings.

Up to 9% of the net lot area may consist of hardscape areas. In addition, unused lot coverage may also be improved with hardscape.

What is the total square footage of all hardscape on property?	<u>2490</u>	Square Feet
What is the total square footage of all decks on property?	<u>—</u>	Square Feet

ALLOWED ADJUSTMENTS

A one-time reduction in the required landscaping area and an increase in the allowed maximum lot coverage is allowed if:

- A. The total reduction in required landscaping area shall not exceed 5%, and the total increase in maximum lot coverage shall not exceed 5% and
- B. The reduction in required landscaping area is associated with:
 - 1. A development proposal that will result in a single-story dwelling with wheelchair accessible entry, and may also include a single-story accessory building; or
 - 2. A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that is more than the 25% of the allowed lot coverage. The allowed reduction in the required landscaping area and increase in the maximum lot coverage shall not exceed 5% or the area of the driveway in excess of 25% of the lot coverage, whichever is less.

For example, a development proposal with a driveway that occupies 27% of the allowed lot coverage, may increase the total lot coverage by 2%

- C. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city, shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area and increase in lot coverage.

Does this project include a proposed adjustment?

Yes No

BUILDING AREA

All building areas must be identified and labeled on the site plan. Please distinguish all new construction from existing areas on both your drawing and in the calculations you complete below.

Will you be excluding a portion of the basement floor area?

Yes No

If yes, you must provide basement floor area calculations, with your building permit application, that show how you determined what portion of the basement will be excluded. Refer to page 5.

BUILDING AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Main Floor	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Gross Basement Area	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Garage/ Carport	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Total Floor Area	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Accessory Buildings	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Basement Area				
Excluded	() Sq. Ft.	() Sq. Ft.	() Sq. Ft.	() Sq. Ft.
150% GFA Modifier*	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
200% GFA Modifier*	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
Staircase GFA Modifier*	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.
TOTAL Building Area	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.	_____ Sq. Ft.

*Enter the actual room area

GROSS FLOOR AREA (GFA)

For single family residential development, GFA is the total square footage of floor area, bounded by the exterior faces of the building(s). The GFA includes the floor area of the main building, accessory buildings, garages, attached roofed decks on the second or third story of a single family home, stair cases, etc. The GFA does not include second- or third-story uncovered decks or uncovered rooftop decks.

Allowed GFA

- A. R-8.4: 5,000 square feet or 40% of the lot area, whichever is less.
- B. R-9.6: 8,000 square feet or 40% of the lot area, whichever is less.
- C. R-12: 10,000 square feet or 40% of the lot area, whichever is less.
- D. R-15: 12,000 square feet or 40% of the lot area, whichever is less.
- E. All zones: Lots with a lot area of 7,500 square feet or less, the lesser of 3,000 square feet or 45% of the lot area.
- F. All zones: If an accessory dwelling unit is proposed, the 40% allowed GFA may be increased by the lesser of 5 percentile points, or the floor area of the accessory dwelling unit. Provided, this allowance shall not result in a GFA of more than 4,500 square feet or 45% of the lot area, whichever is less.

GFA Modifiers *

- A. The GFA calculation for a floor with a ceiling height of 12 to 16 feet, is 150% of the area of the floor.
- B. The GFA calculation for a floor with a ceiling height of more than 16 feet, is 200% of the area of the floor.
- C. The GFA calculation for a stair case shall be counted as a single floor for the first two stories accessed by the stair case. For each additional story above two stories, the stair case shall count as a single floor area.

**Floor plans shall identify rooms with a ceiling height of more than 12 feet and rooms with a ceiling height of more than 16 feet.*

GROSS FLOOR AREA CALCULATIONS

- A. Lot Area _____ Square Feet
- B. Allowed Gross Floor Area (refer to "Allowed GFA") _____ Square Feet
- C. Proposed Gross Floor Area _____ Square Feet

BUILDING HEIGHT

All building height measurements must be taken from **existing grade or finished grade, whichever is lower**. Existing grade refers to ground surface as it exists at the **proposed building perimeter before grading or other alterations take place**. Finished grade refers to the ground surface as it exists at the **building perimeter after grading or other alterations take place**.

Single family new construction and additions are limited to a maximum height of 30 ft. above the Average Building Elevation (ABE) – see section on next pages. The height is measured to the top of the structure. On the downhill side of a sloping lot, the wall façade height is also limited to a height of 30 feet measured from existing or finished grade (whichever is lower) to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

A topographic survey is required at permit application when the proposed building height is within 2 ft. of the allowable building height. The survey must include a statement that attests the average contour elevation within the vicinity of the building footprint to be accurate within 6 inches vertically and horizontally from actual elevations.

BUILDING HEIGHT CALCULATIONS

- A. Average Building Elevation (ABE) calculations located on sheet #: _____
- B. Allowable Building Height (ABE + 30 ft.) _____ **Feet**
- C. Proposed Building Height _____ **Feet**
- D. Benchmark Elevation* _____ **Feet**
- E. Describe Benchmark Location (must be undisturbed throughout project) _____
- F. Sloping lot (Downhill side)- maximum height of top of exterior wall façade above lowest existing grade (30-ft max) _____ **Feet**
- G. ABE and Allowable Building Height Shown on elevations plan sheet # _____
- H. Topo-survey Accuracy Attested on Plan Sheet # _____

Note: survey must attest to accuracy when proposed building height is within 2 feet of the allowable building height.

Please see page 7 for more information on calculating Average Building Elevation (ABE)

*The benchmark elevation is a fixed elevation point on or off site that will not be disturbed during development activity and is used to verify the final building height.

Letter to the Mercer Island City.

Background

My daughter, Sarina, was born with Spina Bifida, this is a birth condition when the spine doesn't close which leaves open nerves which get pinched and do not join causing a hole in the spine when the infant is born. This leads to paralysis and severity is based on where the hole is. For Sarina, this is in lower back, making her paralyzed knee below. When she was born our Atlanta home was 4 floors and soon going between floors became a nightmare. That's when we had to start looking for rambler as our next home. This home being all on one floor is really good for her.

When we saw the 6121 85th Ave home, it met all the conditions we had planned good schools (top schools in Wa), close to my work (<30min commute worse case) at Amazon and most importantly all on one floor for my daughter who would be able to move around on the wheelchair. Thus the attachment to this home in Mercer.

Reason for Hardscape Special Consideration

For Sarina, wheelchair basically serves her as her pair of legs. Unfortunately the front two wheels are small and get stuck in soft flooring like mud, grass or cracks in the concrete and cause her to topple over headlong. We as parents are trying to create a home where Sarina does not have to compromise and get to any corner of yard and play with any of her friends that come over on play date or with her siblings. We don't want her to feel helpless in her own house with limitations while others play and she has to watch and silently suffer psychologically. Thus we have come up with a layout that helps her in 3 areas of her day to day life to keep her enabled and most of the lot accessible to her :

1. Driveway to enable a ramp based van to drop her in front of the door with a ramp off the van and onto the front door so stepless independent entry
2. Walkways from the front of the house to the back on both sides of the home to be independent when with family and friends.
3. Also her exercise is most efficient with hydro therapy and thus we plan to put a Fitness based Tub from endless pool in the back yard. Only way for her to get leg exercises.
4. Walkways along the green area so she can access it most of the back yard when playing with sibling and friends.

Having said the above, we also understand the rationale behind the bylaws with hardscape restrictions is to get good drainage in the lot and make sure we don't get any standing water or soft spots. For this reason our plan is to use permeable pavers (https://westerninterlock.com/product_type/permeable-pavers) for complete driveway (~1950 sq ft – 19.7%) which is the largest contiguous hardscape and will have 100% drainage. While they are more expensive (~20%) they will help solve drainage and Sarina's wheelchair issue.

Description of Permeable Paver:

“Permeable pavers, also known as permeable interlocking concrete pavement (PICP) helps to direct rainfall away from storm sewer systems and back into the natural ecosystem. This can also reduce soil erosion. They are installed with layers of varying-sized stone or aggregate underneath that filter and direct stormwater to underground aquifers. Permeable Pavers guarantee stability while allowing for penetration of rain and stormwater, relieving overburdened drain water systems and serving as an alternative to expensive sewer systems.”

Reason for this narrative is that to rationale why Mercer Island, why this home and why we need special consideration. I do hope you understand that we are trying our best to provide a home where Sarina feels less restricted, more independent and enabled. To make this happen we have 2 applications.

1. Site Development plan with application to permit additional 14.5% hardscape under reasonable accommodation clause (19.01.030). We have doctors letter and copy of the City Permit for accessible parking
2. Tree permit to remove the 3 trees (>10 inch dia) in the way for driveway and the two walkways to the back.

Laura Anderson from the City has been a great help supporting me with the information to get this application together.

19.01.030 Reasonable accommodation.

 SHARE

A. Eligibility. Any person claiming to have a handicap or disability, within the meaning of the Fair Housing Amendments Act (FHAA), 42 U.S.C. 3602(h) or the Washington Law Against Discrimination (WLAD), Chapter 49.60 RCW, or someone acting on his or her behalf, who wishes to be excused from an otherwise applicable requirement of this development code pursuant to the requirement of the FHAA, or the WLAD, that reasonable accommodations be made in rules, policies, practices, or services when such accommodations may be necessary to afford persons with handicaps or disabilities equal opportunity to use and enjoy a dwelling, shall make such request for reasonable accommodation to the code official.

B. Procedure.

1. An applicant for reasonable accommodation must provide verifiable documentation of handicap or disability eligibility to the code official and describe the need for and proposed accommodation.

2. The code official shall determine what adverse land use impacts, including cumulative impacts, if any, would result from granting the proposed accommodation. This determination shall take into account the size, shape and location of the dwelling unit and lot; the traffic and parking conditions on adjoining and neighboring streets; vehicle usage to be expected from the residents, staff and visitors; and any other circumstances determined to be relevant.

3. The applicant's need for accommodation shall be considered in light of the anticipated land use impacts, and conditions may be imposed in order to make the accommodation reasonable in light of those impacts.

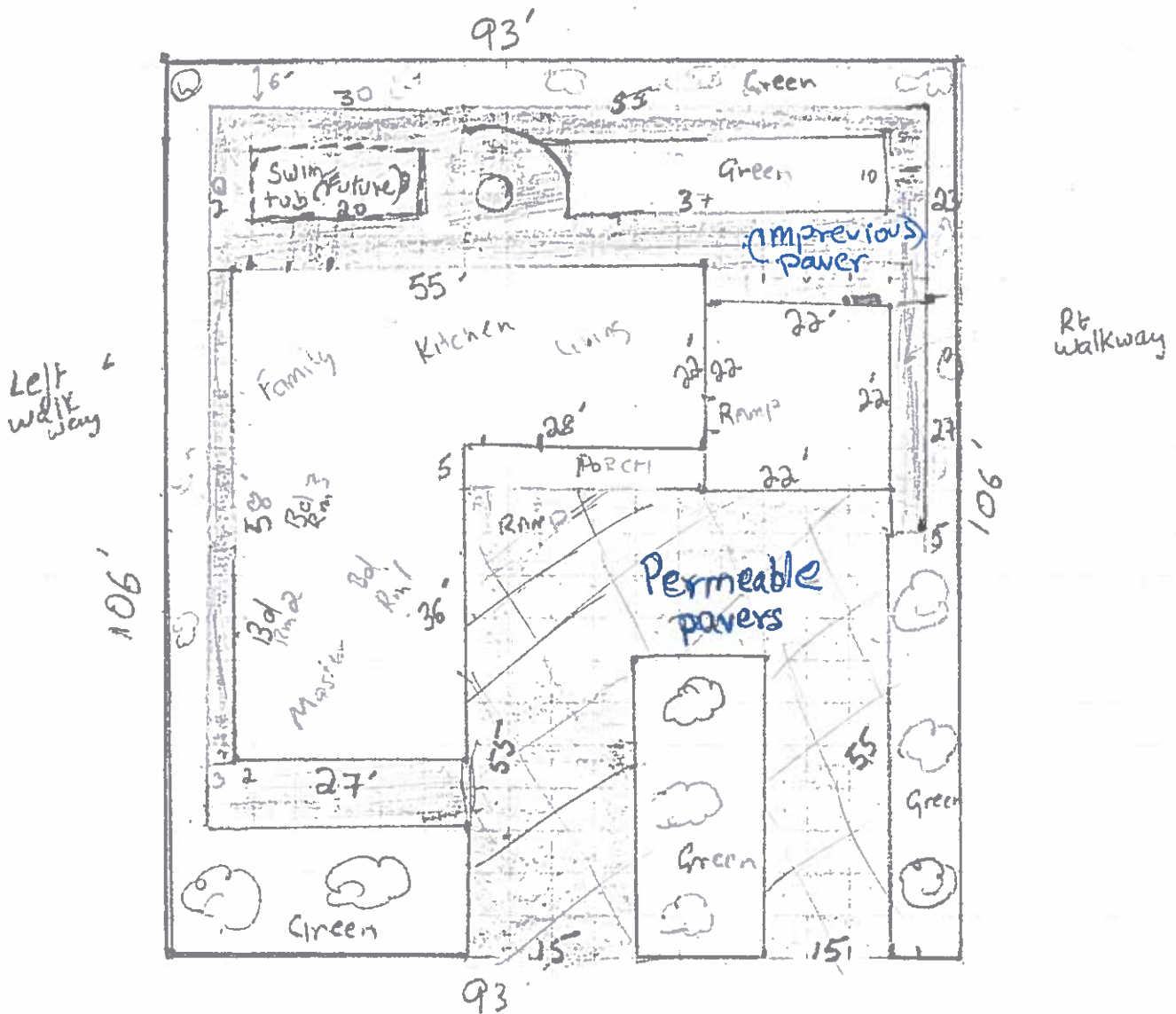
4. A grant of reasonable accommodation permits a dwelling to be inhabited only

according to the terms and conditions of the applicant's proposal and the code official's decision. If it is determined that the accommodation has become unreasonable because circumstances have changed or adverse land use impacts have occurred that were not anticipated, the code official shall rescind or modify the decision to grant reasonable accommodation.

5. The code official shall act promptly on the request for accommodation and shall not charge any fee for responding to a request for accommodation.

6. ~~Nothing herein shall prevent the code official from granting reasonable accommodation to the full extent required by federal or state law.~~

7. The code official's decision shall constitute final action by the city on a request for accommodation, and review of the decision will be available only in superior court. Any appeal must be filed not more than 21 days after the issuance of the code official's decision. (Ord. 03C-08 § 2; Ord. 99C-13 § 1).



Lot Area = $106 \times 93 = 9858 \text{ sq ft}$

Allowed hardscape = 45%
 home / + 9% (Accessible) wky
 = 54% = 5323 sq ft

Special Consideration
 = $6762 - 5323 = 1439 \text{ sq ft}$
 = 14.5%

Total = 70.5%

Permeable pavers =
 All driveway = 1950 sq ft
 = 19.7%

Home Footprint = 2182 sq ft
 Garage = 484 sq ft

Porch - $28 \times 5 = 140 \text{ sq ft}$

Driveway - 1 1950 sq ft
 $(15 \times 55) + (15 \times 20) + (15 \times 55)$

Right wkwy - $27 \times 5 = 135 \text{ sq ft}$

Left wkwy = 406 sq ft
 $(29 \times 8) + (58 \times 3)$
 232 174

Back
 $(85 \times 20) - 370 = 1330 \text{ sq ft}$

Behind Garage = $27 \times 5 = 135 \text{ sq ft}$
 Total = 1762 sq ft

Julie Ellner, MD
9675 SE 36th Street, Ste. 100
Mercer Island, WA 980403723

Insurance: AETNA
Provider ID: n/a

CONFIDENTIAL INFORMATION

Re: SARINA SAWHNEY

Date of birth: 04/09/2009 Sex: F
Home phone: 770-547-6715 Day/Work phone:
Insurance: AETNA ID: W235393689

Diagnosis code(s):

Q05.9 Spina bifida, unspecified

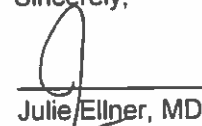
Reason for referral:

To Whom In May Concern,

Sarina Sawhney has lower extremity diplegia and does not walk. She uses a wheelchair. Sarina will need ramps to ambulate effectively. Please allow the construction of those ramps.

Start date: June 29, 2018

Sincerely,


Julie Ellner, MD



STATE OF WASHINGTON
Department of Licensing
Individual With Disabilities Parking Privilege

PERMANENT
SAWHNEY, SARINA

Date of Birth: 04/09/2009

Privilege Exp: 06/2023

Placard #1: 133411Z

Placard #2: 133412Z

Plate #:

ID #: DPID3608153





JAN

EXPIRES

JUL

FEB

State of Washington
Department of Licensing
Individual with Disabilities
Parking Placard

AUG

MAR

SEP

APR

OCT

MAY

NOV



DEC



133411Z

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PERMEABLE PAVING INSTALLATION

Note: Geotextile is optional depending on the soil conditions, and is placed on the compacted soil sub-grade under the open graded base.

Apply geotextile to the bottom and sides of the excavated area. Start laying geotextile at the top end of the drainage slope following down with overlapping joints of 24". Install all drain pipes, observation wells, overflow pipes in the base, depending on their location.

Place, grade and compact 2" open aggregate for the sub base. The sub base is typically compacted to 6-8" lifts with a minimum 10-ton static roller. Make at least four passes with a maximum of 4" of aggregate per lift, with no visible movement in the sub base material when compaction is complete. Care must be taken not to damage the installed drain pipes during compaction and paving. Keep area where pavement is to be constructed free from sediment during entire job. Geotextile, base and bedding materials contaminated with sediment should be removed and replaced with clean materials.

After sub base is compacted, apply 4" of $\frac{3}{4}$ " open aggregate for the base material. Compact with the same process as the sub base material. The base is typically compacted with a minimum 10-ton static roller. Make at least four passes with no visible movement in the base material when compaction is complete. The elevation of the compacted surface should not deviate more than $\pm \frac{1}{2}$ " over the length of a 10' straightedge.

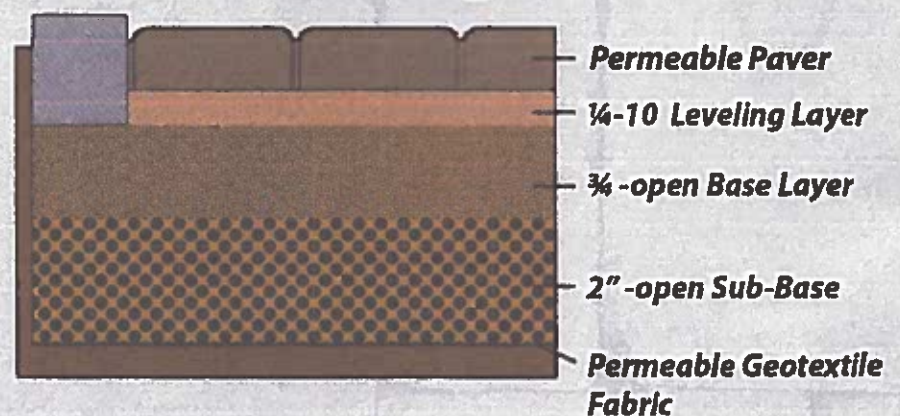
Screed 1-1 $\frac{1}{2}$ " of $\frac{1}{4}$ " #10 aggregate as a leveling course. Do not compact this layer!

Lay the paving stones on the leveling course in the patterns recommended by the manufacturer. Maintain straight pattern lines; use string lines if necessary. Cut pavers with a double bladed splitter or masonry saw to fill gaps at the edges of the paved area. Compact and seat the pavers into the bedding material by using a low amplitude (75-90 Hz) plate compactor capable of at least 5000 lbs. centrifugal compaction force. During laying, all pavers within 3' of the laying face must be left fully compacted at the end of each day.

Sweep $\frac{1}{4}$ "-#10 into the openings, vibrating and compacting the pavers again until the material is $\frac{1}{2}$ " from the top surface. This will require two or three passes with the compactor. Do not compact within 3' of the unrestrained edge of the paving stones. Remove excess aggregate by sweeping pavers clean.

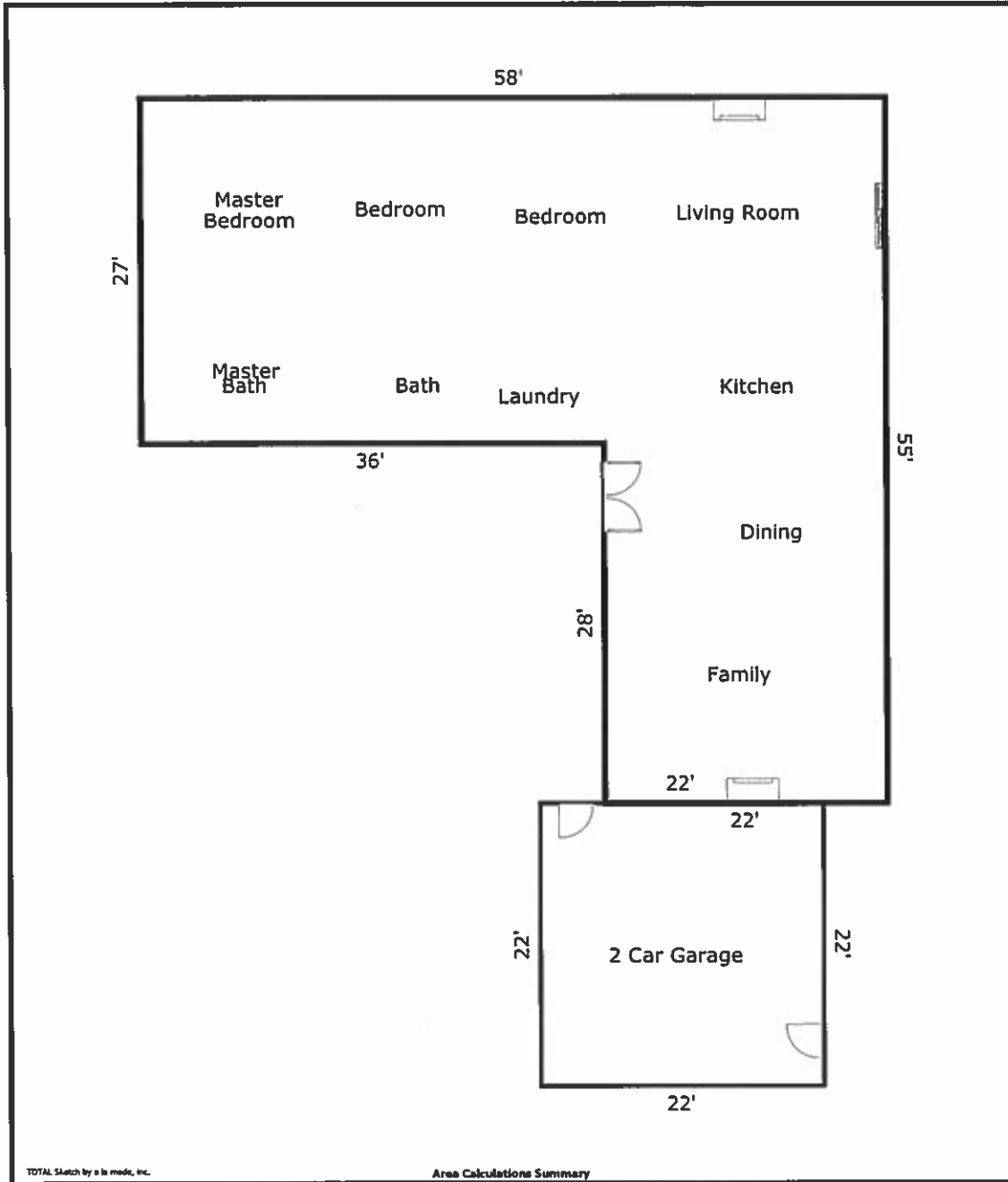
The final surface elevations should not deviate more than $\pm \frac{3}{8}$ " over the length of a 10' straightedge. The final surface elevations should be $\frac{1}{8}$ - $\frac{1}{4}$ " above adjacent drainage inlets, concrete collars or channels.

Typical Cross Section of Permeable Paving Installation



Building Sketch

Borrower	Davinder Sawhney		
Property Address	6121 84th Ave SE		
City	Mercer Island	County	King
		State	WA
		Zip Code	98040
Lender/Client	HomeStreet Bank		



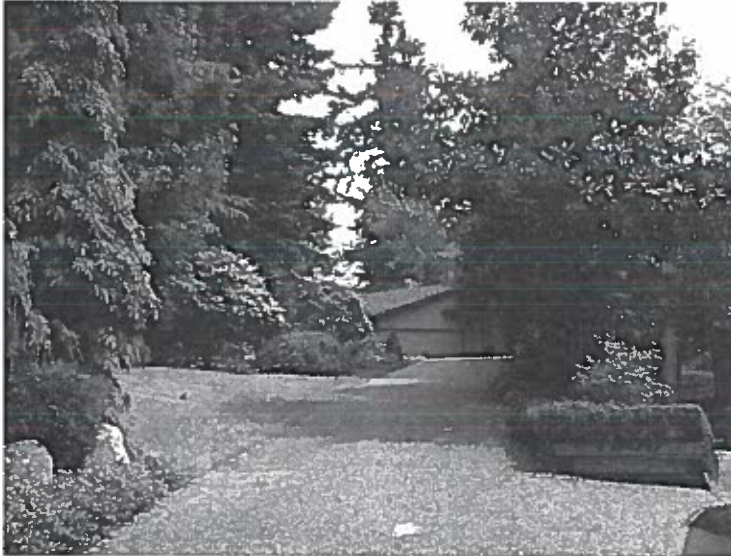
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

	Area Calculations Summary	Calculation Details
Living Area		
First Floor	2182 Sq Ft	22 x 28 = 616 27 x 58 = 1566
Total Living Area (Rounded):	2182 Sq Ft	
Non-living Area		
2 Car Attached	484 Sq Ft	22 x 22 = 484

Comparable Photo Page

Borrower	Davinder Sawhney		
Property Address	6121 84th Ave SE		
City	Mercer Island	County	King
Lender/Client	HomeStreet Bank	State	WA
		Zip Code	98040

**Comparable 4**

7260 92nd Ave SE
 Prox. to Subject 0.95 miles SE
 Sale Price 1,530,000
 Gross Living Area 2,440
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N,Res;
 View B,Wtr;
 Site 13758 sf
 Quality Q4
 Age 32

**Comparable 5**

6015 90th Ave SE
 Prox. to Subject 0.38 miles E
 Sale Price 1,520,000
 Gross Living Area 1,420
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N,Res;
 View N,Res;
 Site 12840 sf
 Quality Q4
 Age 59

**Comparable 6**

7360 85th Pl SE
 Prox. to Subject 0.76 miles S
 Sale Price 1,558,000
 Gross Living Area 2,180
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N,Res;
 View N,Res;
 Site 10800 sf
 Quality Q4
 Age 46



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

E700

Endless Pools®
Fitness Systems



Model Type	58" Swim & Treadmill	58" Swim	52" Swim
Dimensions	17' L X 58" H X 89" W	17' L X 58" H X 89" W	17' L X 52" H X 89" W
Water Capacity	2,100 Gallons	2,150 Gallons	1,975 Gallons
Weight	3,480 Lbs (Dry) / 22,745 Lbs (Filled*)	3,025 Lbs (Dry) / 22,710 Lbs (Filled*)	2,980 Lbs (Dry) / 21,205 Lbs (Filled*)
Shell Color Options	Alpine White or Ice Gray		
Cabinet Color Options	Dark Mocha or Gray Oak		
Swim Technology	Endless Pools® Swim Machine		
Swim Power Unit	5 HP Hydraulic Power Unit		
Hydromassage Seats	3		
Hydromassage Jets - 27	1 Large Jet, 2 Rotary Jets, 2 Directional Jets, 22 Mini Jets		
Hydromassage Jet Pump	2.5 HP Continuous Duty; 5.2 HP Breakdown Torque - 1 Speed Pump		
Control System	LCD Control Panel; 230V/60amp, 60 Hz, includes G.F.C.I. protected sub-panel		
Water Feature	2 Illuminated Waterfalls		
Water Management System	UVC Ozone		
Circulation Pump	High-Flow Circulation Pump		
Effective Filtration Area	200 Square Feet (4 x 50 Square Feet)		
Lighting System	Multi-Color 20 LED Points of Light; 5" Main Light & Exterior LED Illumination Bar		
Substructure	14-Gauge Galvanized Steel Frame		
Base Pan	Thermoformed ABS Base Pan		
Heater	4000 watt		
Energy Efficiency	Certified to the APSP 14 National Standard and the California Energy Commission (CEC) in accordance with California Law		
Stainless Steel Grab Rails	3 Satin Stainless Steel Rails		
Music Option	8 Speakers + Subwoofer, Bluetooth® Enabled		
Exercise Equipment Options	Swim Tether and Rowing Kit		
Vinyl Cover & Lifter Options	Endless Pools® Bi-Fold Covers & Lifters or VacuSeal® Cover System		
Additional Options	Endless Pools® Pace Display, Floor Mirror, Gecko® In-Touch Wi-Fi & Mobile App		

*Includes water and 10 adults weighing 175 lbs. each

Shell Colors



Ice Gray



Alpine White

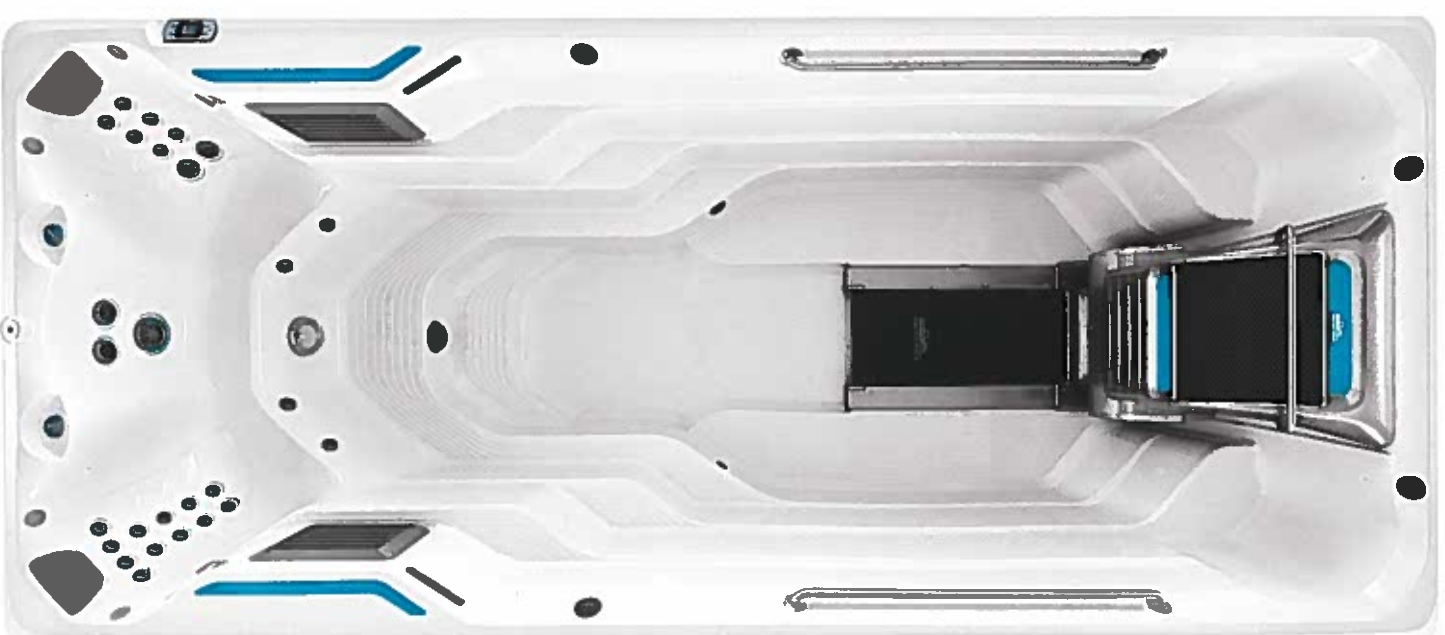
Cabinet Colors



Gray Oak



Dark Mocha



Endless Pools® Fitness Systems | E700

Impeccable design meets spacious wellness.

There is nothing like the feeling you get after a rigorous workout. Your heart pumps, your muscles are stimulated, and your mind feels clear. This is the beauty of having your Endless Pools® Fitness System just steps away from your backdoor, where you can swim, run, exercise and relax in the privacy and convenience of your backyard.

The E700 blends remarkable design features with the innovative Endless Pools Swim Machine and optional treadmill for a variety of low-impact fitness options. And, with its extended swim and exercise area, the E700 is accommodating to the most versatile workout routines.



 **ENDLESS POOLS®**
FITNESS SYSTEMS
Your Space. Your Pace.™

Attachment B- Second Submittal Documents

From: Davinder Sawhney
To: [Lauren Anderson](#)
Cc: [Evan Maxim](#); [Patrick Yamashita](#); [Ruji Ding](#)
Subject: Re: RE: Reasonable Accommodation Request
Date: Thursday, July 26, 2018 11:47:02 PM

Laura,

Here is the updated plan. It is changed to Teardrop driveway.
Overall driveway is now reduced from 1950 sq ft to 1698 sq ft.
This reduces the over all total to 68% of hardscape which is 12% for special consideration.

We have consulted a local landscape design and we will be able to save one of the native Vine Maple tree (marked T2).
Overall we will have following native plants at the marked locations

Trees:

1. Vine Maple (Total 3 of which one is relocated from T2) (marked as TR1, TR2, TR3)

Plants:

1. Red Twig Dogwood (Total - 7 marked RTD 1,2,3,4,5,6,7 - 6 in center circle and one behind left corner)
2. Sword Fern (Total - 3 - marked SF1,2,3 - 2 in front left with TR1 which is relocated T2 - Vine Maple and one in left back yard.

Let me know if you have any more concerns.

Regards,
Davinder
770 547 6517

On Tuesday, July 24, 2018, 9:45:05 AM PDT, Lauren Anderson <Lauren.Anderson@mercergov.org> wrote:

Hi Davinder,

Great-thank you!

Please feel free to reach out if you have any questions along the way.

Sincerely,

Lauren Anderson // Assistant Planner

City of Mercer Island Development Services Group

9611 SE 36th Street, Mercer Island, WA 98040

206.275.7704

lauren.anderson@mercergov.org

Out of the office: August 1-8.

To fill out a Public Records Request go to <https://mercerisland.nextrequest.com/>

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From: Davinder Sawhney <dsawhney_1@yahoo.com>

Sent: Tuesday, July 24, 2018 5:45 AM

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

Cc: Evan Maxim <evan.maxim@mercergov.org>; Patrick Yamashita <Patrick.Yamashita@mercergov.org>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: Re: Reasonable Accommodation Request

Thank you Laura and everyone to help review this.

I will take a look at the driveway and the proposed plants and landscape and will send back a proposal.

Regards,

Davinder

On Monday, July 23, 2018, 5:28:12 PM PDT, Lauren Anderson <Lauren.Anderson@mercergov.org> wrote:

Good Afternoon Davinder,

After reviewing the documents provided for the Reasonable Accommodation Request the City has determined that the City needs additional information before issuing a decision. Please refer to the attached review letter.

Please let me know if you have any questions or concerns!

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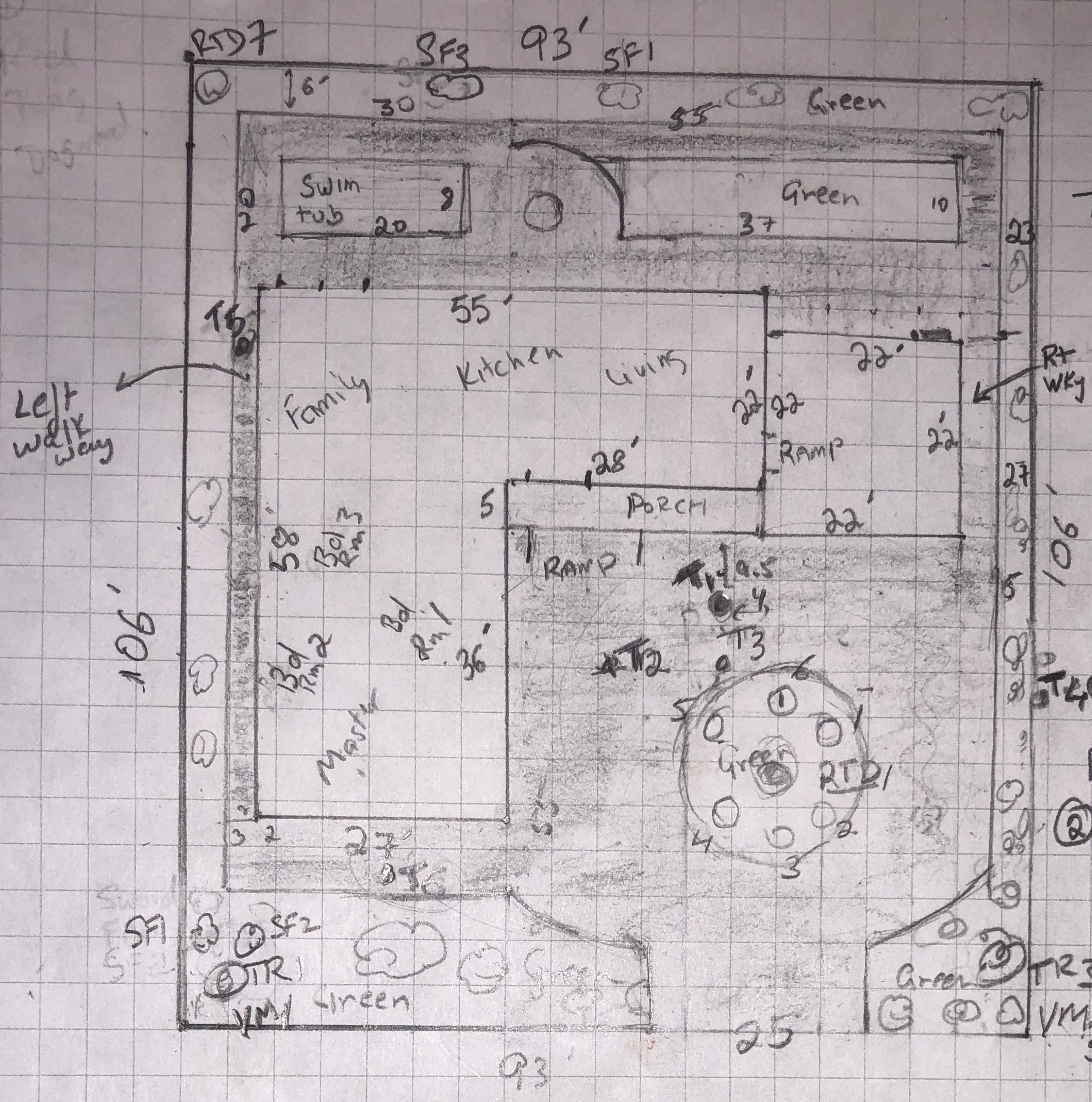
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FIVE STAR. ★★★★★

FIVE STAR. ★★★★★

FIVE STAR. ★★★★★

FIVE STAR. ★★★★★



Trees Removed
T1, T3, T5, T6

Tree Relocated
T2 → TR1 (VM)

Native tree added

TR2 - VM2
TR3 - VM3

VM - Vine Maple

Native Shrub Added

RTD 1, 2, 3, 4, 5, 6, 7
Real twig (7)
Dogwood

Sword Fern (3)
SF1, 2, 3

Lot Area = 106 x 93 = 9858 sq ft

Allowed hardscape = 45% (40+5%)
home / + 9% (Accessible)
wkwy
= 54% = 5323 sq ft

Special Consideration
= 6762 - 5323 = 1439 sq ft
= 6510 - 5323 = 1187 = 14+5%
= 12%

Total = 70.5% 68%

Permeable pavers = 1698 sq ft
All driveway = 1950 sq ft
= 20%

Home Footprint = 2182 sq ft

Garage = 484 sq ft

Porch - 28 x 5 = 140 sq ft

Driveway - 1 + 950 sq ft
 $(45 \times 55) + (15 \times 20) + (15 \times 55) \rightarrow 1698$ sq ft
 $(55 \times 35) + (375) - 602.8$

Right wkwy - 27 x 5 = 135 sq ft

Left wkwy = 406 sq ft

$(29 \times 8) + (58 \times 3)$
232 174

Back
 $(85 \times 20) - 370 = 1330$ sq ft

Behind Garage = 27 x 5 = 135 sq ft

Total = ~~6762~~ 6510 sq ft

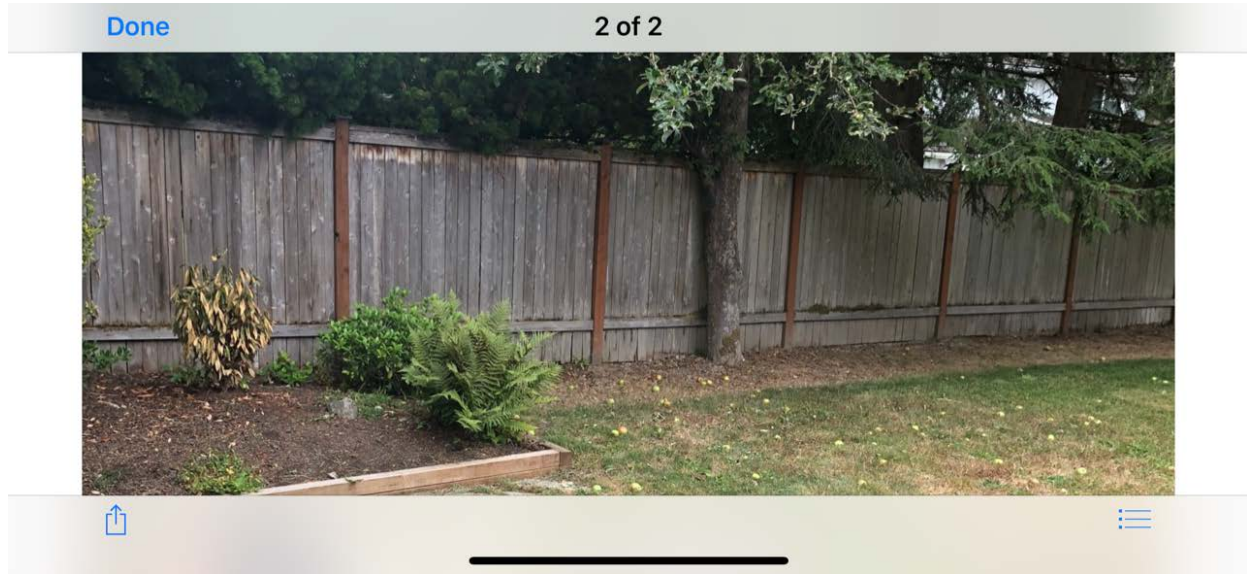
Attachment C- Existing Fence Photos

From: Davinder Sawhney
To: [Lauren Anderson](mailto:Lauren.Anderson@mercergov.org)
Cc: [Evan Maxim](mailto:Evan.Maxim@mercergov.org); [Patrick Yamashita](mailto:Patrick.Yamashita@mercergov.org); [Ruji Ding](mailto:Ruji.Ding@mercergov.org); [John Kenney](mailto:John.Kenney@mercergov.org)
Subject: Re: Reasonable Accommodation Request
Date: Tuesday, July 31, 2018 11:38:19 AM
Attachments: [Image1.png](#)

Laura,

I also wanted to let you know our backyard is completely fenced to provide the screening.

I have attached a picture of the fence.



Appreciate all your help.

Regards ,
Davinder

Sent via iPhone

On Jul 27, 2018, at 5:43 PM, Lauren Anderson <Lauren.Anderson@mercergov.org> wrote:

Hi Davinder,

Thank you for providing the requested information and revising the plans. We will review your resubmittal and I will reach out to you after we complete our review.

Sincerely,

Lauren Anderson // Assistant Planner
City of Mercer Island Development Services Group
9611 SE 36th Street, Mercer Island, WA 98040
206.275.7704
lauren.anderson@mercergov.org

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Sent: Thursday, July 26, 2018 11:47 PM
To: Lauren Anderson <Lauren.Anderson@mercergov.org>
Cc: Evan Maxim <evan.maxim@mercergov.org>; Patrick Yamashita <Patrick.Yamashita@mercergov.org>; Ruji Ding <Ruji.Ding@mercergov.org>
Subject: Re: RE: Reasonable Accommodation Request

Laura,

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Lauren Anderson // Assistant Planner

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Sent: Tuesday, July 24, 2018 5:45 AM
To: Lauren Anderson <Lauren.Anderson@mercergov.org>
Cc: Evan Maxim <evan.maxim@mercergov.org>; Patrick Yamashita <Patrick.Yamashita@mercergov.org>; Ruji Ding <Ruji.Ding@mercergov.org>
Subject: Re: Reasonable Accommodation Request

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Regards,

Davinder

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Please let me know if you have any questions or concerns!

Sincerely,

Lauren Anderson // Assistant Planner

City of Mercer Island Development Services Group

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Attachment D- City's First Review Letter



CITY OF MERCER ISLAND

9611 SE 36th Street • Mercer Island, WA 98040-3732
(206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

July 23, 2018

Davinder Sawhney
6121 84th Ave SE
Mercer Island, WA 98040
Via email

Re: Land Use Review Letter for a Reasonable Accommodation Request
Regarding: Reasonable accommodation for an expanded driveway, walkways, and patio located at 6121 84th Ave SE Mercer Island, WA 98040; Parcel ID: 192280-0340

Dear Davinder Sawhney,

The City has completed review of the Reasonable Accommodation request received Wednesday July 11, 2018. The request is for reasonable accommodation for the applicant/homeowner's daughter with Spina Bifida to have access to the entry and backyard. The proposal includes expanding the driveway and creating a "loop" driveway with two connections to the main road. The proposal also includes the addition of a walkway around each side of the house for access to and from the backyard to the front yard as well as a paved area in the backyard for playing with siblings and friends. The driveway will be made of permeable pavers, the applicant has provided information on the design of the pavers.

Following review of the application, City staff has determined that the City requires the following additional information before issuing a decision on the request for Reasonable Accommodation:

1. Please explore other options for the design of the driveway, as the City typically prohibits loop (double) driveways unless the property frontage along the street is 100 feet or more. Your property frontage is less than 100 feet. Some possible design options include but are not limited to the following:
 - a) Hammer head driveway to accommodate vehicle turnaround on site;
 - b) Circular accommodation on-site using one driveway; or,
 - c) Retain the existing head-in/back-out configuration.
2. A landscaping plan is required, to mitigate for impacts resulting from the additional lot coverage and hardscape. Please provide additional landscaping information, that includes the following:
 - a) A landscaping plan that specifies the proposed type of plants, species, location of plantings, and estimated quantity. Please note that native or adaptive species are preferred; and,
 - b) A narrative how the plants provide a natural screening barrier.

Once these items are addressed, the City anticipates that it can approve the request for Reasonable Accommodation. However, please note that the approval of Reasonable Accommodation request is not an approval of the construction, as all necessary permits are required prior to commencing construction. This includes mitigation of the stormwater impacts through compliance with the City's stormwater regulations. This requires a drainage system design prepared by a licensed civil engineer. Information on stormwater requirements can be found [here](#).

Sincerely,

Lauren Anderson

Assistant Planner

City of Mercer Island's Development Services Group

Lauren.anderson@mercergov.org

206-275-7704