

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.

In addition, due to the edge of the paved road (84th Ave SE) being close to the property line and the back of the house being within 150 feet, Fire does not have a minimum driveway width requirement.

Following review of the application, City staff has determined that the City requires the following additional information:

1. Please explore other options for the driveway, as the City typically only allows loop (double) driveways when the property frontage along the street is at least 100 feet. Your property frontage is less than 100 feet. Some possible design options include but are not limited to the following:

1. Hammer head driveway to accommodate vehicle turnaround on site
2. Circular accommodation on-site using one driveway
3. Retain the existing head-in/back-out configuration

2. A landscaping plan is required, as the landscaping is mitigation for the impacts of the additional lot coverage and hardscape. Please provide a general landscaping plan that includes the following:

1. Type of plants and estimated quantity
2. How the plants provide a natural screening barrier
3. Native species are preferred

Please be aware 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](http://www.mercergov.org/Page.asp?NavID=2680).

Sincerely,

Lauren Anderson

Assistant Planner

City of Mercer Island’s Development Services Group

Lauren.anderson@mercergov.org

206-275-7704