



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