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CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

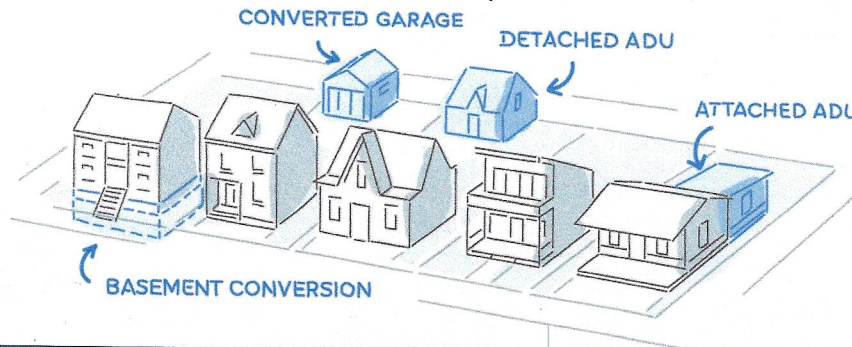
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CITY USE ONLY		
PROJECT NO.	RECEIPT NO.	FEE
Date Received:		
Received By:		

ACCESSORY DWELLING UNIT PERMIT APPLICATION

An accessory dwelling unit (ADU) is a habitable dwelling unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation. Either the principal dwelling unit, or the ADU must be occupied by the property owner. Refer to [Mercer Island City Code \(MICC\) 19.02.030](#) for ADU requirements and exceptions.



REVIEW PROCESS – TYPE II LAND USE REVIEW

Type II reviews are based on clear, objective, and nondiscretionary standards or standards that require the application of professional expertise on technical issues. Type II reviews require public notification of application, and the decision is made by the Code Official. Type II reviews do not require a pre-application meeting, letter of complete application, notice of application mailing and posting, public comment period, public hearing, or notice of decision.

PRE-APPLICATION MEETING – Recommended, but not required.

A Pre-Application Meeting is used to determine whether a land use project is ready for review, to review the land use application process, and to provide an opportunity for initial feedback on a proposed application. Some land use applications require a pre-application meeting – in particular: short and long subdivisions, lot line revisions, shoreline permits, variances, and critical area determinations. The City strongly recommends that all land use applications use the pre-application process to allow for feedback by City staff.

For more information on the Pre-Application Meeting process, please refer to the [Pre-Application Meeting Request Form](#).

FEES

Fees applicable to this project: Accessory Dwelling Unit (ADU)

Refer to the City of Mercer Island [Fee Schedule](#) for current permit fees.

PROPERTY INFORMATION

Property Address: 4803 FOREST AVE. SE.

Parcel Number(s): 257730-0021

Gross Lot Area(s): 17634 #

Net Lot Area(s): 17634 #

Zone:

R15

Shoreline Environment Designation
(if located within 200 feet of Lake Washington):

- Urban Residential
- Urban Park

CRITICAL AREAS ON PROPERTY

GEOLOGICALLY HAZARDOUS AREAS

MARC

- Potential Landslide Hazard
- Erosion Hazard
- Seismic Hazard
- Steep Slope

WATERCOURSES

- Type F
- Type Np
- Type Ns
- Piped
- Unknown

WETLANDS

- Category I
- Category II
- Category III
- Category IV
- Unknown

SUBMITTAL CHECKLIST

In addition to the items listed below, the code official may require the submission of any documentation reasonably necessary for review and approval of the land use application. An applicant for a land use approval and/or development proposal shall demonstrate that the proposed development complies with the applicable regulations and decision criteria.

RF

1. **Development Application Form.** Provide a completed and signed [Development Application Form](#).

RF

2. **Pre-Application Meeting.** [Pre-Application Meetings](#) are required for Type III & IV Land Use Permit Applications.

RF

3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated phases.

RF

4. **Criteria Compliance Narrative.** Detail how the application meets the review criteria for Accessory Dwelling Units in [MICC 19.02.030](#). Refer to the Criteria Compliance Narrative Tip Sheet for preparing the narrative.

ROSS
5/13
DENIED
ROSS

5. **Title Report.** Less than 30 days old. **(ALREADY RECORDED)**

6. **Development Plan Set.** Refer to the [Land Use Application Plan Set Guide](#) for preparing plans.

7. **Concurrent Review Form.** Provide a completed [Concurrent Review Form](#) if the applicant wishes to request consolidated review for two or more land use applications. Refer to [MICC 19.15.030\(F\)](#) for land use application reviews that may be consolidated.

PAUSE
INCL.

8. **ADU Affidavit.** Submit an [Affidavit in Support of Accessory Dwelling Unit Permit](#) recorded with the King County Recorder's Office (*recorded document may be submitted after application but prior to approval*).

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9. **Fees.** Payment of required fees.

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND SUBMITTAL CHECKLIST AND ALL REQUIRED APPLICATION MATERIALS ARE INCLUDED IN MY APPLICATION SUBMITTAL, UNLESS WAIVED BY THE CODE OFFICIAL. ALL INFORMATION SUBMITTED IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I ACKNOWLEDGE THAT WILLFUL MISREPRESENTATION OF INFORMATION WILL TERMINATE THIS APPLICATION. I UNDERSTAND THAT MY SUBMITTAL WILL BE REVIEWED FOR COMPLETENESS AND, IF FOUND TO BE COMPLETE, WILL BE PROCESSED PURSUANT TO THE PROVISIONS OF CHAPTER 19.15 MICC.

Signature R. J. Lake Date 5/13/24