

From: [Mark A Hall](#)
To: [Deb Estrada](#)
Subject: Declaration for Hearing Examiner related to JCC File N # APL 22-04
Date: Wednesday, January 18, 2023 12:34:09 PM
Attachments: [BRN30055CBBE321_013521.pdf](#)

Hi Deborah

Please find the attached letter to forward to the Hearing Examiner on the above mentioned item. Additionally please confirm you received this by simply replying it was received and entered into the record.

Thank you

Mark A Hall

BEFORE THE HEARING EXAMINER FOR THE CITY OF MERCER ISLAND

In the Matter of Develop Code Interpretation No 22-004

RE: Hearing Examiner File N # APL 22-004

Declaration of Mark A Hall , Neighbor of the Jewish Community Center in support of Mercer Island's code interpretation.

Dear Hearing Examiner

My name is Mark A Hall and I grew up at 4006 E Mercer Way. It was my childhood home. I currently live at 3932 E Mercer Way.

I support the City of Mercer Island's interpretation that a conditional use permit in a residential neighborhood may not request a variance for regulatory limits.

I believe all the churches and swim clubs on Mercer Island operate in residential neighborhoods with conditional use permits which set clear guidelines on there approval to conduct their operations without adversely effecting or impacting there neighborhoods. Most have 4 to 10 employees and membership of 50 to likely 400 members.

Additionally those other institutions have remained relativity static other than the churches which have seen declines in membership. They have also to the best of my knowledge complied with the requirements of their CUP **except for the JCC.**

My own experience is with Emmanuel Church on Mercer Island when we did a remodel of the church where I was on the vestry at the time (lay leadership for the church). We had to make sure we complied with the original CUP as well as all the building codes as well as the building codes for impervious cover , height and **on site parking requirements.**

The JCC has drawn a blind eye to all those requirements over the last 20 or 30 years. They have been told time and time again that if they wanted to expand they could expand to the commercial property to the north. They did purchase one property but I believe they leased it to the French American School.

Instead they have bought all the residential zoned property on 97th in hopes of further expansion. It is more economical for them than purchasing commercially zoned property.

The JCC's tenant the French American School regularly parks school buses on the residential property which is not an approved use. They also park cars on 40th and 97th as they do not have adequate parking for nearly 1000 full and part time employees. I am unsure of the membership numbers today but I assure you it is far excess of what was approved. When I inquired they were mum about that fact

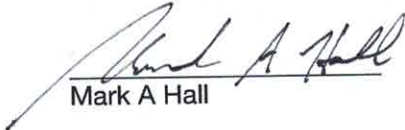
They have violated the requirements of the greenbelt (prior Chase property) as well as making parking on E Mercer Way in no parking zones on many holy days. The problem is the no parking signs are their for safety reasons as it is a blind bend when cars are parked south of 40th when exiting my driveway heading west.

I remain concerned that the JCC with their desire to expand is destroying the residential neighbor hood.

The City and the Hearing examiner just need to put a stop on any further expansion of the JCC and frankly the City should make them comply with the CUP as it was approved.

Respectfully Submitted

January 18th , 2023


Mark A Hall