

**CITY OF MERCER ISLAND
DEVELOPMENT SERVICES GROUP**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org



CITY USE ONLY		
PERMIT #	RECEIPT #	FEE
Date Received:		

DEVELOPMENT APPLICATION

Received By: _____

STREET ADDRESS/LOCATION 8430 SE 47th Place Mercer Island		ZONE R-9.6	
COUNTY ASSESSOR PARCEL #'S 3317500120		PARCEL SIZE (SQ. FT.) 13,555 SF	
PROPERTY OWNER (required) Craig Pazarena	ADDRESS (required) 8430 SE 47th Place	CELL/OFFICE (required) 206-739-8670 E-MAIL (required) craig.pazarena@hotmail.com	
PROJECT CONTACT NAME David Taber	ADDRESS 1421 34th Ave Seattle, WA 98122	CELL/OFFICE 206-760-5550 E-MAIL dt@neimantaber.com	
TENANT NAME NA	ADDRESS	CELL PHONE E-MAIL	

DECLARATION: I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE: D. R. T. DATE: 01.02.2018

PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):
We are requesting a buffer reduction to a type 2 watercourse to accommodate additions to an existing, one story, detached, two-car garage. See attached document for project description.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

<p>APPEALS</p> <input type="checkbox"/> Building (+cost of file preparation) <input type="checkbox"/> Land use (+cost of verbatim transcript) <input type="checkbox"/> Code Interpretation	<p>DEVIATIONS Continued</p> <input type="checkbox"/> Impervious Surface (5% Lot overage) <input type="checkbox"/> Shoreline <input type="checkbox"/> Wet Season Construction Moratorium	<p>SUBDIVISION SHORT PLAT Continued</p> <input type="checkbox"/> Short Plat Amendment <input type="checkbox"/> Final Short Plat Approval
<p>CRITICAL AREAS</p> <input checked="" type="checkbox"/> Determination <input type="checkbox"/> Reasonable Use Exception	<p>ENVIRONMENTAL REVIEW (SEPA)</p> <input type="checkbox"/> Checklist: Single Family Residential Use <input type="checkbox"/> Checklist: Non-Single Family Residential Use <input type="checkbox"/> Environmental Impact Statement	<p>VARIANCES (Plus Hearing Examiner Fee)</p> <input type="checkbox"/> Type 1** <input type="checkbox"/> Type 2***
<p>DESIGN REVIEW</p> <input type="checkbox"/> Administrative Review <input type="checkbox"/> Design Review – Major <input type="checkbox"/> Design Review – Minor	<p>SHORELINE MANAGEMENT</p> <input type="checkbox"/> Exemption <input type="checkbox"/> Semi-Private Recreation Tract (modification) <input type="checkbox"/> Semi-Private Recreation Tract (new) <input type="checkbox"/> Substantial Dev. Permit	<p>OTHER LAND USE</p> <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation Request <input type="checkbox"/> Comprehensive Plan Amendment (CPA) <input type="checkbox"/> Conditional Use (CUP) <input type="checkbox"/> Lot Line Revision <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Noise Exception <input type="checkbox"/> Reclassification of Property (Rezoning) <input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit) <input type="checkbox"/> Zoning Code Text Amendment
<p>WIRELESS COMMUNICATIONS FACILITIES</p> <input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption <input type="checkbox"/> New Wireless Communications Facility	<p>SUBDIVISION LONG PLAT</p> <input type="checkbox"/> Long Plat <input type="checkbox"/> Subdivision Alteration to Existing Plat <input type="checkbox"/> Final Subdivision Review	
<p>DEVIATIONS</p> <input type="checkbox"/> Changes to Antenna requirements <input type="checkbox"/> Changes to Open Space <input type="checkbox"/> Fence Height <input type="checkbox"/> Critical Areas Setback	<p>SUBDIVISION SHORT PLAT</p> <input type="checkbox"/> Short Plat <input type="checkbox"/> Deviation of Acreage Limitation	

**Includes all variances of any type or purpose in all zones other than single family residential zone: B,C-O,PBZ,MF-2,MF2L,MF-2L, MF-3,TC,P)
 ***Includes all variances of any type or purpose in single family residential zone: R-8.4, R-9.6, R-12, R-15)



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

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P: 206.760.5550 | www.neimantaber.com

Proposed Project Summary

Pazarena Garage Addition + DADU

8430 SE 47th Place Mercer Island 98040

Project Summary

We are requesting a buffer reduction to a Type 2 Watercourse in order to accommodate the below additions to an existing detached, 2-car garage.

In the location of an existing concrete parking pad, a one-car garage addition along the northwest side of the existing 2-car garage is proposed. On the southwest side of the new and existing garages, a pool house addition containing a hot tub, sauna, exercise space, small bathroom and deck is proposed. A new second floor addition, containing a Detached Accessory Dwelling Unit is proposed for extended visits for family living overseas and spill-over space for the main house. An existing deck off the dining area of the house will be extended to the DADU, creating direct access between the two structures. Existing concrete walkways will be modified and site retaining walls added to accommodate new circulation paths at grade.

In attempt to stay outside of the watercourse buffer, we initially explored locating the garage/DADU expansion to the NE side of the existing garage. To achieve this, extensive grading would be required to modify and expand the concrete retaining wall along the driveway, the existing steps and walkway to the house would need to be demolished and relocated and the concrete driveway would need to be extended. In addition to these construction challenges and associated costs, the expansion in this location created an undesirable separation of less than 10' between the expansion and house which blocked views and natural light from the primary spaces within the house. Also, in conjunction with the garage expansion project, our client was initially interested in building an accessory structure for a swimming pool and accessory spaces. Upon a preliminary study of possible building locations and understanding of the construction challenges, our client decided on the proposed, more modest hot tub/sauna addition.

PUBLIC NOTICE AND REVIEW PROCESS: Critical Area Determinations require public notice in the City Permit Bulletin. The City will provide the applicant a public notice sign to post on the site (subject to a refundable deposit) and will mail the notice to all property owners within 300 feet of the subject property following the Determination of Completeness. The public may provide written comments on the proposal for a minimum of 14 days prior to the decision. A Notice of Decision will be mailed to the applicant and anyone who provides written comments on the proposal. Critical Area Determination decisions may be appealed to the Planning Commission. Appeals must be filed within 14 days following issuance of the Notice of Decision as provided in MICC 19.15.020(J).

Application for a Critical Area Determination involves substantial time, expense, and risk for a property owner. Application does not guarantee approval. Request must meet difficult criteria, and applicants are proceeding "at their own risk".

D. R. I.

Signature of property owner / AGENT

NOV 28, 2017

Date

8430 SE 47TH PL MARLBOROUGH ISLAND

Site Address