

Kelly McShane

From: Robin Proebsting <robin.proebsting@mercergov.org>
Sent: Wednesday, July 18, 2018 2:16 PM
To: Kelly McShane; Lauren Anderson
Cc: Stuart Silk
Subject: RE: 4041 West Mercer Zoning Questions

Greetings Kelly,

Thanks for your patience as we looked into your questions. Please see my responses below in red.

Please don't hesitate to be in touch if we can provide any additional information!

Best regards,
Robin

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From: Kelly McShane <KellyM@stuartsilks.com>
Sent: Wednesday, July 11, 2018 4:30 PM
To: Lauren Anderson <Lauren.Anderson@mercergov.org>; Robin Proebsting <robin.proebsting@mercergov.org>
Cc: Stuart Silk <stuartsilks@stuartsilks.com>
Subject: 4041 West Mercer Zoning Questions

Hi Lauren and Robin,

We are currently in the feasibility phase on lot 3 4041 West Mercer Way. The buyer has asked us to verify the setbacks so that we can determine with certainty the size of the home we can build on this property. Our specific questions are:

1. Side yard setbacks: We are planning to use 17% x 100 feet = 17 feet with a 7-foot minimum in accordance with MICC 19.02.020C.iii, variable side yard depth setback requirement of the MI Building Code.

You are vested to the setback lines shown on the face of the 2005, so are able to use these setbacks instead of the more restrictive current side yard standards.

2. Front yard: Can we use the 10-foot set back shown on the 2005 short plat to establish the front yard setback from the access easement? See attached King County Aerials and the Hanson Survey which was used and approved for the 1001-011 permit in 2010. The front property boundary is not a linear line. Do we follow the property line to establish the front yard setback?

The same answer as above applies—you are vested to the setback lines shown on the face of the plat.

3. Can we use the King County map and 2009 Hansen survey Ordinary High Water Mark as our 25'-0" rear yard setback line from Lake Washington?

Please use the definition of Ordinary High Water Mark in the City's code (an elevation of 18.6 ft above sea level, NAVD 88.)

Attached is the 2009 Hansen survey, short plat subdivision site plans and a pdf of our setback research and King County photos.

Thanks so much and please let us know if you have any questions,
Kelly

Kelly McShane | AIA | Project Manager

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