

PROJECT NARRATIVE

FILE # CAO19-014

King county parcel # 865050-0040

GREG AND JENNIFER HEADRICK / 8822 62ND STREET, MERCER ISLAND, WA

This project is on an existing developed single-family lot of approximately 27,481 sf. The residential zoning is R 9.6. The current residence is one story with a full basement. There are two outbuildings on the property that will be demolished. There is a current swimming pool and patio on the property that will be removed. The existing driveway access will remain. There is an existing open drainage course (easement 8809140722) on the east property line that currently requires a 35 ft setback. New structures will be over existing paving or existing lawn areas. Most of the existing trees on-site will be retained.

There are two easements on the property. One easement is for storm utility lines at the east property line (8809140722) and the other easement at the south property line (8202230542) is for access to maintain/repair the utility in that easement.

The project improvements will be in two phases:

PHASE ONE; Construct a one story detached garage of approximately 792 sf, a new swimming pool and pervious deck that replaces the existing swimming pool and patio, and minor widening of the existing driveway. A new storm drainage line will connect new bio-detention planter systems to the city drainage system in the easement on the east property line. The connection point will be at the southeast corner of the property.

PHASE TWO; Construct a one-story addition to the existing residence of approximately 3,067 sf and a partial two story bedroom addition of approximately 1,600 sf. Added garage space will connect to the detached garage that is constructed under phase one. The bio-detention planter system will be completed as part of phase two and will use the storm connection installed as part of phase one.

Compliance with applicable criteria as follows:

1. Setbacks to property lines; All structures comply with front, side, and rear yard setbacks
2. Setback to easement; New structures comply with 5 ft setback to maintenance access easement
3. Critical areas setback; New detached garage and new pervious pool deck comply with current 35 ft critical area setback from open watercourse, as described by Wetland Resource report #18303 dated May 1, 2019. The delineation is shown on the site plan.
4. Critical area setback (new); New addition to existing residence and attached garage constructed as part of phase two will be outside of the new 60 ft setback and 10 ft buffer.

