



ARCHITECTURE, PROGRAMMING, ACCESSIBLE DESIGN, INTERIOR DESIGN

December 4, 2023

From: Dan Alexander
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To: Andrew Leon, Planner
City of Mercer Island Community Planning and Development
206.275.7720
Andrew.leon@mercergov.org

RE: Plan Review Comments
Project Name: 2436 74th Ave SE
Project Address: 2436 74th Ave SE
Building Permit Number: CAO23-028

Dear Andrew,

Please see the following itemized responses to your plan review comments.

Comment:

1. The Development Application form states that the property owner is LNL Builds. However, the title report indicates that the owners of these properties are Lapos Ventures, LLC (parcel number 531510-0458) and BV Homes LLC (parcel number 531510-0455). Please update the Development Application form to list the correct name and contact information for the property owners.

Response:

The Development Application has been updated to reflect the owner to be BV Homes LLC. The contact information has remained unchanged as it is owned and operated by the same business owner at the same address.

Comment:

2. The proposed development involves work on lands covered by water. Please submit a complete application for SEPA review. The SEPA application will require a SEPA checklist that is fully filled out and signed. The Development Application form must also be updated to indicate that the project includes SEPA review.

Response:

Per the wetland vacancy report, this area is no longer considered a wetland as determined by the Department of the Army. Please see the submitted document titled "Wetland Vacancy".



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Comment:

3. Please provide a bond quantity worksheet that accounts for any mitigation planting proposed for this project.

Response:

Per email conversation, a BQW is not required due to the wetland vacancy.

Comment:

4. Please provide a project narrative that describes how the proposal meets the relevant standards listed in Chapter 19.07 MICC, especially the standards for wetlands listed in MICC 19.07.190.

Response:

Per the wetland vacancy report, this area is no longer considered a wetland as determined by the Department of the Army. Please see the submitted document titled "Wetland Vacancy".

We trust that these responses adequately address your comments. Please do not hesitate to contact us directly if you have any further questions.

Thank you,

Dan Alexander