

NOTICE OF DECISION



FENCE HEIGHT DEVIATION NOTICE OF DECISION May 15, 2017

I. PROJECT SUMMARY

File Number: DEV17-005

Property Owner: Bent Kjos and Lisa Tall

Location of Property: 6308 SE 22nd St, Mercer Island, WA 98040
King County Assessor's Parcel # 544230-0900

Zoning District: R-15

Description of Application: The applicant has requested approval of a fence height deviation to increase the maximum allowed gate height from 42 inches to 60 inches for a gate located in required front yard setback, within 20 feet of an improved private street. Fences and gates that are located in a required yard setback (front, side, or rear) that lie within 20 feet of an improved street are limited to a maximum height of 42 inches. A street is defined by the Mercer Island City Code (MICC) as "a public or private right-of-way or easement which affords or could be capable of affording vehicular access to property." However, for fences and gates located within 20 feet of an improved street, the Mercer Island City Code (MICC) allows for a fence height deviation to increase the maximum allowed fence and gate height from 42 inches to 60 inches. The gate associated with the deviation is a 60 inch high steel gate with stone supports that is 2 feet from the property line. The subject gate is located within 20 feet of the improved private street at the south property line.

Applicant Contact: Brad Sturman – Sturman Architects

Decision: The request for a fence height deviation to increase the maximum allowed gate height from 42 inches to 60 inches is **Approved with Conditions**.

Exhibits: 1. Application materials listed below:

- a. Criteria Response Form
 - b. Narrative Letter
 - c. Development application
2. Site plan of subject fence and gate received February 16, 2017.

II. FINDINGS OF FACT

1. Application Description:

The request is for approval of a fence height deviation to increase the maximum allowed gate height from 42 inches to 60 inches for a gate that lies within that portion of a required yard which is within 20 feet of an improved street. The gate will be located on the subject property, approximately 2 feet from the south property line. The subject steel gate is situated to cover the driveway, with stone support columns on either side of the gate. The gate is to be 60 inches in height.

2. Zoning:

The subject site is within the Single Family Residential R-15 zone (15,000 square foot minimum lot area) and has an area of approximately 36,563 square feet. The proposed gate is located within 20 feet of an improved private street located on the lot to the south.

3. Adjacent Land Use:

The surrounding land uses consist of residences to the east, south, and west. The subject property is bounded by Lake Washington to the north.

4. Consistency with Land Use Code/Zoning Requirements:

Mercer Island City Code (MICC) MICC 19.02.050(E)(1) limits fences and gates within that portion of any required yard which lies within 20 feet of any improved street to a maximum height of 42 inches, except when a fence height deviation is granted per MICC 19.02.050(F). The proposed gate is to be 60 inches in height and located within a required yard along the south property line, and is within 20 feet an improved private street. The applicants have applied for a fence height deviation consistent with MICC 19.02.050(F).

5. State Environmental Policy Act (SEPA):

The proposal is categorically exempt from SEPA pursuant to WAC 197-11-800(6)(b).

6. Public Comments:

There is no public hearing requirement for a fence height deviation (an administrative action) per MICC 19.15.010(E) and 19.15.020(F)(1). Public notice of the deviation request was mailed to all residents within 300 feet of the subject property, published in the City Bulletin, and posted on the property on March 13, 2017 as required by MICC 19.15.020(D)(4), and 19.15.020(E)(4)(a). Per MICC 19.15.020(D), a 14-day comment period was provided from March 13, 2017 through March 27, 2017. The City did not receive letters of comment during the comment period, or after.

III. CONCLUSIONS OF LAW

Recognizing the decision criteria specified in the Mercer Island City Code for a fence height deviation, staff has made the following conclusions:

1. MICC 19.01.070 states the guidelines for the granting of variances and deviations.
 - A. *Per MICC 19.01.070(B)(1), an applicant may request a deviation only from those numeric standards that have been specifically designated as being subject to a deviation.*

Staff Analysis:

Fence height deviations are authorized under MICC 19.02.050(F), thus the applicant may request a fence height deviation, and is in compliance with MICC 19.01.070(B)(1).

- B. *A deviation may be granted if the applicant demonstrates that the criteria set out in MICC 19.15.020(G)(5), and any additional deviation criteria set out in the code section under which the permit would be issued, are satisfied.*

Staff Analysis:

MICC 19.15.020(G) requires compliance with the deviation criteria established in MICC 19.02.050. Upon reviewing the application for compliance with the deviation criteria in MICC 19.02.050(F)(1), planning staff find that the criteria are met; additional analysis is provided below.

2. MICC 19.02.050(F)(1) provides the **procedure** for reviewing fence height deviations.

- a. *MICC 19.02.050(F)(1)(a) specifies that “the applicant shall submit to the code official two copies of plot plans and elevations, drawn to scale, showing size and construction of the proposed fence, the location of all existing structures, streets, driveways, and landscaping.”*

Staff Analysis:

The materials and information required by MICC 19.02.050(F)(1)(a) were provided to the City at the time the permit application was submitted.

- b. *MICC 19.02.050(F)(1)(b) states that “the code official shall review the submitted plans with the city engineer and shall base the decision to approve or disapprove the requested deviation on factors of traffic visibility and other public and private safety considerations, lot shape, location and topography, and the nature, location and extent of adjoining public and private structures.”*

Staff Analysis:

- i. Traffic visibility: The Code Official and engineering staff reviewed the proposal in accordance with MICC 19.02.050(F)(1)(b) including traffic visibility and have concluded the proposed gate and fence will not negatively affect traffic visibility.
- ii. Other public and private safety considerations: The proposed gate is situated on private property, outside of any easement or City right-of-way. Public or private safety would not be impacted by the installation of the proposed gate on the applicant’s property.
- iii. Lot shape: The lot shape will not affect the installation of the gate and fence nor will the gate and fence create a safety hazard as a result of the lot shape.
- iv. Location and topography: There are no significant issues regarding location or topography in regards to the placement of the gate and fence. The subject does not front a public right-of-way, so the proposed gate will not create visibility issues.
- v. Nature, location and extent of adjoining public and private structures: The structures in the vicinity of the gate include the applicant’s residence, adjacent residences, and fences.

None of the nearby public and/or private structures would be adversely impacted by the proposed gate height.

3. MICC 19.15.020(G)(5) is applied when there is no criteria specified in other sections of the code. Section MICC 19.02.020(F)(1) states the procedure, not criteria, and the procedures are an addition for how to review the criteria set out in MICC 19.15.020(G)(5). The MICC 19.15.020(G)(5) **criteria** is as follows:
 - a. *No use deviation shall be allowed;*
 - b. *The granting of the deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;*
 - c. *The granting of the deviation will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property; and*
 - d. *The deviation is consistent with the policies and provisions of the comprehensive plan and the development code.*

Staff Analysis:

- a. The deviation will not result in a change of use, the property will remain a single-family residence.
 - b. The subject gate will not be detrimental to the public welfare or injurious to the property or improvement in the vicinity and zone in which the property is situated.
 - c. The subject gate will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property.
 - d. The deviation is consistent with the MICC, as mentioned above with the staff analysis. The Comprehensive Plan states that the goal for neighborhood quality is to “ensure that single family and multi-family neighborhoods provide safe and attractive living environments, and are compatible in quality, design and intensity with surrounding land uses, traffic patterns, public facilities and sensitive environmental features.” (Comprehensive Plan, Housing Goal 1). The proposed gate meets this goal, with attractive design and increase in safety for the resident. Additionally, the gate will have no negative impact on traffic patterns, public facilities, or sensitive environmental features.
4. *MICC 19.15.020(K) states: Except for building permits or unless otherwise conditioned in the approval process, permits shall expire one year from the date of notice of decision if the activity approved by the permit is not exercised. Responsibility for knowledge of the expiration date shall be with the applicant.*

Staff Analysis:

The applicant will be required to comply with 19.15.020(K) as a condition of approval.

IV. DECISION

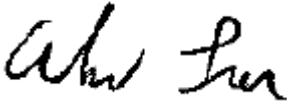
Based upon the above noted Findings of Fact and Conclusions of Law, Fence Height Deviation application DEV17-005, as depicted by Exhibit 2, is hereby **APPROVED WITH CONDITIONS**. This decision is final unless appealed in writing consistent with adopted appeal procedures.

V. CONDITIONS OF APPROVAL

The following conditions shall be binding on the "Applicant", which shall include the owner or owners of the property, heirs, assign, and successors:

1. The fence and gate shall be remain in the location shown in the site plan received February 16, 2017 (Exhibit 2). The fence and gate shall not exceed 60 inches in height, as shown on elevations contained within Exhibit 2.
2. Per MICC 19.15.020(K), this permit (DEV17-005) shall expire one year from the date of notice of decision if the activity approved by the permit is not exercised. Responsibility for knowledge of the expiration date shall be with the applicant.
3. This approval does not authorize the construction of private improvements (encroachments) in the public right of way. Such improvements require prior approval from the City Engineer.

Approved this 15th day of May, 2017.



**Andrew Leon, Planner
Development Services Group
City of Mercer Island**

Parties of record have the right to appeal this decision. If you desire to file an appeal, you must submit the appropriate form, available from the Development Services Group, and file it with the City Clerk within fourteen (14) days from the date this decision is signed. Upon receipt of a timely complete appeal application and appeal fee, an appeal hearing will be scheduled. To reverse, modify or remand this decision, the appeal hearing body must find that there has been substantial error, the proceedings were materially affected by irregularities in procedure, the decision was unsupported by material and substantial evidence in view of the entire record, or the decision is in conflict with the city's applicable decision criteria.

Please note that the City will provide notice of this decision to the King County Department of Assessment, as required by State Law (RCW 36.70B.130). Pursuant to RCW 84.41.030(1), affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation by contacting the King County Department of Assessment at (206) 296-7300.

1702 - 034



CITY OF MERCER ISLAND, DEVELOPMENT SERVICES GROUP

9611 S.E. 36 ST., MERCER ISLAND, WA 98040 (206) 236-5300 FAX: (206) 236-3599

www.ci.mercer-island.wa.us

APPLICATION FOR FENCE HEIGHT DEVIATION

A **Fence Height Deviation** is the means by which property owners may construct a fence higher than 42 inches, up to 72 inches, within 20 feet of a public or private street for "R" residentially zoned property. The decision will be made following mailing of a public notice to residents within 300' of the property and posting of the site. The applicants are responsible for posting the site with a City furnished sign in a location that is visible to the public right of way.

A Variance application and approval is required for a fence to exceed 72 inches in height.

PRE-APPLICATION: Applicants are encouraged to participate in informal meetings with City staff. Call Development Services Staff to schedule a pre-application meeting. Meetings with the staff provide an opportunity to discuss the proposal in concept terms, identify the applicable City requirements and the project review process. Meetings or correspondence with the neighborhood serve the purpose of informing the neighborhood of the project proposal prior to the formal notice provided by the City.

APPLICATION: All applications for projects to the City shall be submitted on forms provided by the Development Services Group. An application shall contain all information required by the applicable development regulations, and shall include the following general information.

1. A verified statement by the applicant that the subject property is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the property.
2. A legal description of the site and parcel number.
3. Plot plan, drawn to scale, showing the subject parcel's exact dimensions and location of all existing structures, driveways, landscaping, adjoining streets and all easements as well as the location of the proposed fence.
4. Elevations, drawn to scale, showing the size and construction of the proposed fence in relation to existing and finished grade(s).

DETERMINATION OF COMPLETENESS: An application is not accepted by the City for submission unless the application has been determined to be complete. If upon review, the City determines that the application information provided is incomplete, within twenty-eight (28) days after receiving a permit application the City shall mail or personally provide a written determination to the applicant stating the inadequacies of the application. If the applicant fails to provide the required information within 90 days of the notification of incompleteness, the application shall lapse. The applicant may request a refund of the application fee minus the City's cost of determining the completeness of the application.

Filing Requirements

- Filing Fee: **see attached Development Application for fees**
- \$ 50.00** fee for sign posting, refundable upon return of sign
- Application Form
- Elevations
- Site survey
- Site plan (1 copy, plus (1) 8-1/2" X 11" reduction of all plans)
- Vicinity map
- Photographs of existing conditions
- Criteria Sheet
- Legal Description and tax parcel number
- Applicant's statement (See #1 on the previous page for details)

FENCES AND RETAINING WALLS/ROCKERIES
MERCER ISLAND CITY CODE, SECTION 19.02.050

- A. The height of a fence is measured from the top of the fence, including posts, to the ground level directly below the section of the fence being measured.
- B. The height of a retaining wall or rockery is measured from the top of the retaining wall or rockery to the existing grade directly below the retaining wall or rockery.
- C. No fence shall be located in the right-of-way of any street.
- D. Retaining walls and rockeries may be allowed in street rights-of-way subject to the approval of the city engineer and the granting of an encroachment agreement as set out in MICC 19.06.060.
- E. Where a retaining wall protects a cut below the natural grade, and is located on the line separating lots or parcels, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at the location if no cut and retaining wall existed.
- F. Where a retaining wall contains a fill, the height of the retaining wall shall be considered as subtracting from the normally permitted height of a fence constructed on the wall or on the fill within 20 feet of the wall; provided, that in any event, a protective fence not more than 42 inches in height may be erected in that area. Any portion of such fence more than 72 inches above the foot of the wall shall be of an open work design with at least 50 percent of its total surface area consisting of evenly distributed open spaces.
- G. Fences are allowed to a maximum height of 72 inches within the required yards; except, fences are limited to a maximum height of 42 inches within that portion of any required yard which lies within 20 feet of the right-of-way of any street or other motor vehicle easement appurtenant to the lot upon which the fence is located.
- H. Fence Height Deviations. Deviations from the 42-inch height limitation set out in subsection G of this section shall be reviewed in the manner set out below:
 - 1. For nonregulated improvements, deviations shall be reviewed by the code official under the following procedure:
 - a. The applicant shall submit to the code official two copies of plot plans and elevations, drawn to scale, showing size and construction of the proposed fence, the location of all existing structures, streets, driveways, and landscaping.
 - b. The code official shall review the submitted plans with the city engineer and shall base the decision to approve or disapprove the requested deviation on factors of traffic visibility and other public and private safety considerations, lot shape, location and topography, and the nature, location and extent of adjoining public and private structures.
 - 2. For regulated improvements¹, deviations shall be reviewed by the design commission under the procedures and criteria set forth in MICC 19.15.040.
- I. Electric fences and barbed wire fences are not allowed.

¹ MICC 19.15.020 defines regulated improvements as: Any development of any property within the city, except: 1. Property owned or controlled by the city; or 2. Single-family dwellings and the buildings, structures and uses accessory thereto.

PERMIT # 1702 - 034

**CRITERIA FOR APPROVAL OF A FENCE HEIGHT DEVIATION
MICC Section 19.15.020**

Your answers to the following questions will be used in the decision on your application. Please respond fully to all of the following questions (attach extra sheets, if necessary). It is the applicant's responsibility to demonstrate to the Code Official that all four of the deviation criteria are satisfied for the requested fence height.

a. No use deviation shall be allowed;

SEE ATTACHED

b. The granting of the deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated;

SEE ATTACHED

c. The granting of the deviation will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property; and

SEE ATTACHED

d. The deviation is consistent with the policies and provisions of the comprehensive plan and the development code. *(The City's development code is available for review at the Development Services Group's front counter or on the City's home page. The Mercer Island Comprehensive Plan is available for review or purchase at the Development Services Group's front counter.)*

The gate is situated significantly downhill from
- 22nd street and is not visible by any of the
- neighbors, except possibly one.
-
-
-

Application for a deviation 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".

Bent O'Keefe / Juan Orellana
Signature of Property Owner

2/13/17
Date

Site Address 6308 SE 22ND ST, MI 98040



Date: February 13, 2017

**To: CITY OF MERCER ISLAND
9611 SE 36th St.
Mercer Island, WA 98040**

From: Brad Sturman

**Re: Tall-Kjos Residence
6308 SE 22nd Street
Mercer Island, WA 98040**

FENCE HEIGHT DEVIATION

This letter is submitted in support of the new electronic entry gate associated with the new house construction as the above stated address.

Sturman Architects is the applicant and is submitting the application with the consent of all owners of the property.

Parcel #: 5442300900

Legal Description:

LOTS 12,13,14,15 AND 16, BLOCK 11, MENAGES FIRST ADDITION TO EAST SEATTLE, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 9 OF PLATS, PAGE 32, RECORDS OF KING COUNTY, WA

AND THE EAST HALF OF VACATED 63RD AVE. S.E. AND ADJACENT SHORELANDS, SITUATED IN CITY OF MERCER ISLAND, KING COUNTY, WA.



The following is our response to the Criteria for approval form.

**CRITERIA FOR APPROVAL OF A FENCE HEIGHT DEVIATION
MICC SECTION 19.15.020.**

- a. No use deviation shall be allowed:

The use of the gate is permitted outright for a residential zoning so no use deviation is being requested.

- b. The granting of the deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated:

The electronic gate will be located far away from the main road of 22nd Street. The function of the gate will be constructed within the industry standard and is safe to use.

- c. The granting of the deviation will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property:

The electronic gate will not alter the character of the neighborhood. The design of the gate compliments the new house construction. The gate design and location does not impair any adjacent properties.

- d. The deviation is consistent with the policies and provisions of the comprehensive plan and the development code.

The height of the gate is less than the maximum allowed height and therefore is consistent with the development code. See the attached gate drawings.

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 6308 SE 22ND St. MERCER ISLAND, WA 98040	ZONE R-15
COUNTY ASSESSOR PARCEL #'S 514230-0900	PARCEL SIZE (SQ. FT.) 36,563 SF

PROPERTY OWNER BENT Kjos + LISA TALL	ADDRESS 6308 SE 22ND St	CELL/OFFICE: (206) 890-7921 E-MAIL: bkjos@comcast.net
PROJECT CONTACT NAME BRAD STURMAN - STURMAN ARCHITECTS	ADDRESS 9 103RD AVE/NE BELLEVUE, WA 98009	CELL/OFFICE: (425) 451-7003 E-MAIL: brads@sturmanarchitects.com
TENANT NAME OWNER-OCCUPIED	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: *Paul Kjos* DATE: 2/16/2017

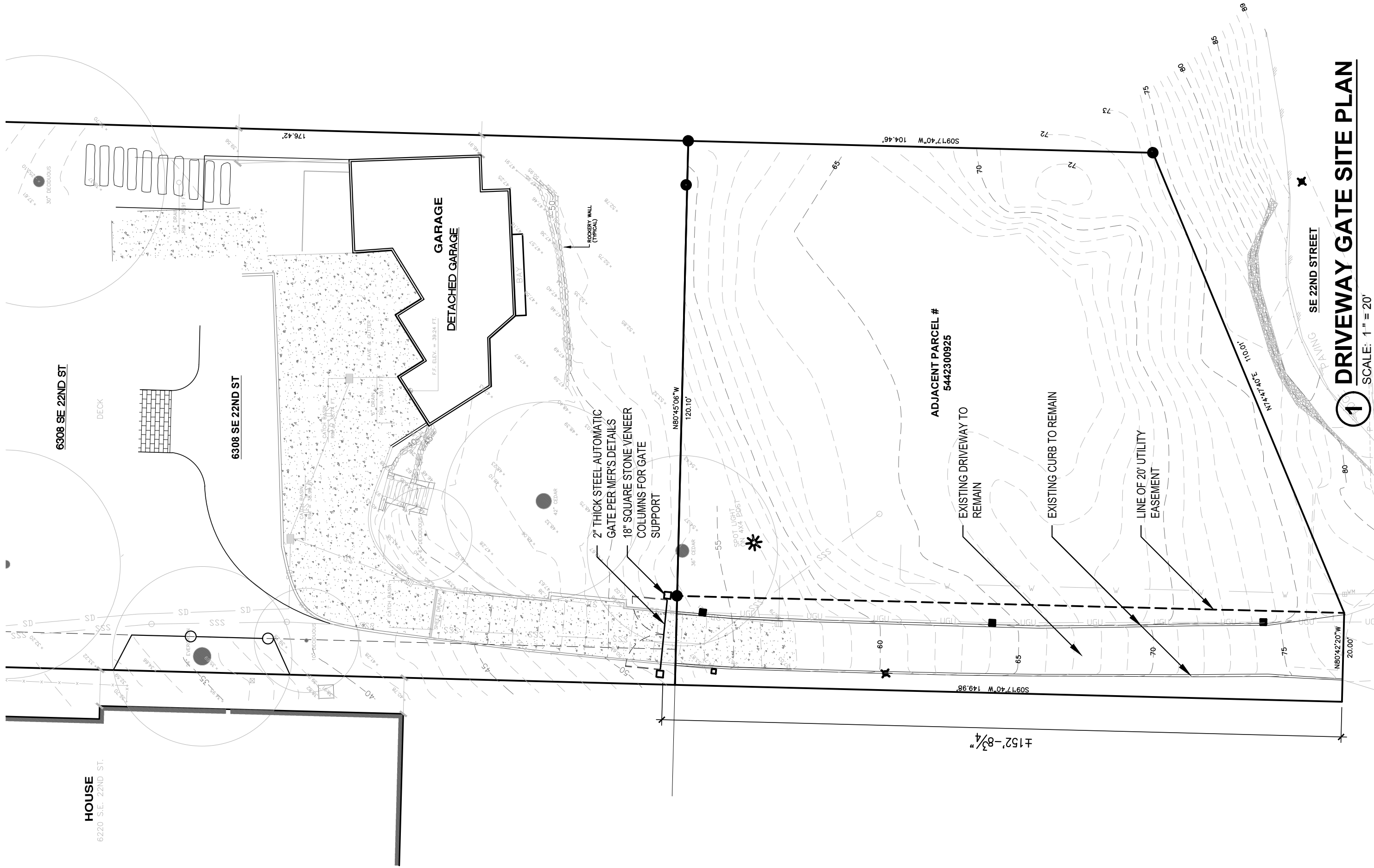
PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL:
FENCE HEIGHT DEVIATION REQUEST FOR ENTRY GATE OF SINGLE FAMILY RESIDENCE LOCATED 152' FROM SE 22ND STREET. SEE ATTACHED APPLICATION.

(Please use additional paper if needed) ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE
CHECK TYPE OF USE PERMIT(S) REQUESTED (3% Technology Fee is included in fees below):

APPEALS	DESIGN REVIEW Continued	SUBDIVISION SHORT PLAT Continued....	
<input type="checkbox"/> Building (+cost of file preparation) \$915.67	<input type="checkbox"/> New Wireless Communications Facility \$6,270.64	<input type="checkbox"/> Four Lots \$7,838.30	
<input type="checkbox"/> Land use (+cost of verbatim transcript) \$915.67	DEVIATIONS		
<input type="checkbox"/> Code Interpretation \$915.67	<input type="checkbox"/> Changes to Antenna requirements \$1,889.02	<input type="checkbox"/> Deviation of Acreage Limitation \$ 944.51	
CRITICAL AREAS			
<input type="checkbox"/> Determination \$2,831.47	<input type="checkbox"/> Changes to Open Space \$1,889.02	<input type="checkbox"/> Short Plat Amendment \$5,485.78	
<input type="checkbox"/> Reasonable Use Exception \$5,667.06	<input checked="" type="checkbox"/> Fence Height \$ 944.51	<input type="checkbox"/> Final Short Plat Approval \$ 944.51	
DESIGN REVIEW			
<input type="checkbox"/> Administrative Review of sign & colors \$ 626.24	<input type="checkbox"/> Critical Areas Setback \$2,832.50	<input type="checkbox"/> Fire Review \$128.75/hr	
<input type="checkbox"/> Administrative Review of other Sign & Colors \$ 757.05	<input type="checkbox"/> Impervious Surface (5% Lot overage) \$2,832.50	VARIANCES (Plus Hearing Examiner Fee)	
<input type="checkbox"/> Administrative Review of Development Signs \$ 783.83	<input type="checkbox"/> Shoreline \$3,777.01	<input type="checkbox"/> Type 1 \$3,777.01	
<input type="checkbox"/> Change to Final Design Approval \$ 757.05	<input type="checkbox"/> Wet Season Construction Moratorium \$ 984.68	(includes all variances of any type or purpose in all zones other than a single family residential Zone B, C-O, PBZ, MF-2L, MF-3, TC, P)	
<input type="checkbox"/> Design Commission Study Session \$1,567.06	ENVIRONMENTAL REVIEW (SEPA)		
<input type="checkbox"/> Design Review - Major	<input type="checkbox"/> Checklist: Single Family Residential Use \$ 566.50	<input type="checkbox"/> Type 2 \$2,017.27	
<input type="checkbox"/> \$ 0-\$ 5,000 \$1,567.06	<input type="checkbox"/> Checklist: Non-Single Family Residential Use \$1,889.02	(includes all variances of any type or purpose in single family residential zones: R-8.4, R9.6, R-12, R-15)	
<input type="checkbox"/> \$ 5,001-\$ 25,000 \$3,135.32	<input type="checkbox"/> Environmental Impact Statement \$2,832.50	OTHER LAND USE	
<input type="checkbox"/> \$25,001-\$ 50,000 \$3,919.15	<input type="checkbox"/> (Revision = 40% of Fee)	<input type="checkbox"/> Accessory Dwelling Unit \$ 189.52	
<input type="checkbox"/> \$50,001-\$100,000 \$4,702.98	SHORELINE MANAGEMENT		
<input type="checkbox"/> Over \$100,000 Valuation \$7,838.30	<input type="checkbox"/> Exemption \$ 457.32	<input type="checkbox"/> Code Interpretation Request (plus \$149.35/hr over 6 hours) \$ 940.39	
<input type="checkbox"/> Design Review - Minor	<input type="checkbox"/> Permit Revision \$ 757.05	<input type="checkbox"/> Comprehensive Plan Amendment (CPA) \$ 434.66	
<input type="checkbox"/> \$ 0-\$ 5,000 \$1,050.60	<input type="checkbox"/> Semi-Private Recreation Tract (modification) \$ 757.05	<input type="checkbox"/> Addition fee if added to Final Docket \$3,909.88	
<input type="checkbox"/> \$ 5,001-\$ 25,000 \$2,100.17	<input type="checkbox"/> Semi-Private Recreation Tract (new) \$1,889.02	<input type="checkbox"/> Conditional Use (CUP) \$7,555.05	
<input type="checkbox"/> \$25,001-\$ 50,000 \$2,626.50	<input type="checkbox"/> Substantial Dev. Permit \$2,832.50	<input type="checkbox"/> Lot Line Revision \$3,135.32	
<input type="checkbox"/> \$50,001-\$100,000 \$3,150.77	SUBDIVISION LONG PLAT		
<input type="checkbox"/> Over \$100,000 Valuation \$5,565.09	<input type="checkbox"/> Long Plat \$19,594.72	<input type="checkbox"/> Lot Consolidation \$3,135.32	
<input type="checkbox"/> Wireless Communications Facilities - 6409 Exemption \$1,567.66	<input type="checkbox"/> Subdivision Alteration to Existing Plat \$ 4,721.52	<input type="checkbox"/> Noise Exception - Type 1 \$1,254.54	
	<input type="checkbox"/> Final Subdivision Review \$ 4,702.98	<input type="checkbox"/> Noise Exception - Type 2 \$ 626.24	
	<input type="checkbox"/> Fire Review \$128.75/hr	<input type="checkbox"/> Noise Exception - Type 3 \$ 470.71	
	SUBDIVISION SHORT PLAT		
	<input type="checkbox"/> Two Lots \$5,485.78	<input type="checkbox"/> Reclassification of Property (Rezoning) \$4,721.52	
	<input type="checkbox"/> Three Lots \$6,583.76	<input type="checkbox"/> ROW Encroachment Agreement (requires separate ROW Use Permit) \$ 560.32	
		<input type="checkbox"/> Sign Fee \$ 50.00	
		<input type="checkbox"/> Zoning Code Text Amendment \$4,344.54	

* 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)

CITY USE ONLY		
SEPA Categorically Exempt:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEPA Checklist Required:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Permit Fee:	_____	
Permit Fee:	_____	
Total Fees:	_____	



1 DRIVEWAY GATE SITE PLAN

SCALE: 1" = 20'

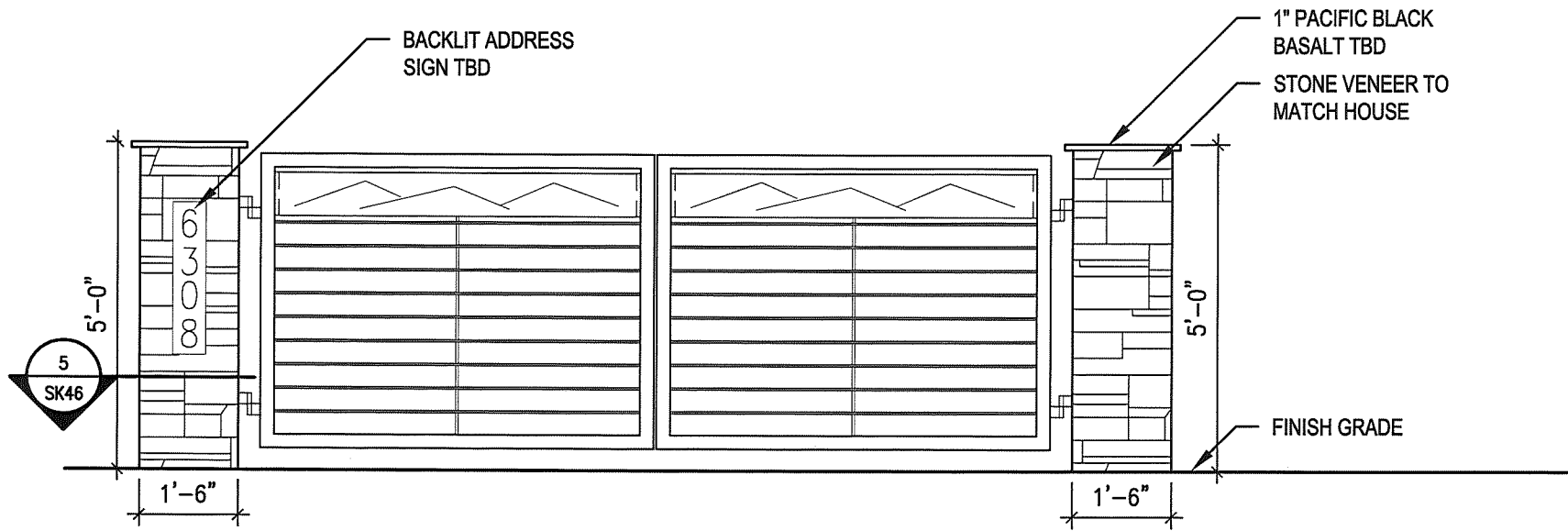
STURMAN ARCHITECTS
 9 103rd Ave NE, #203
 Bellevue, WA 98004
 Tel (425) 451-7003
 www.sturmanarchitects.com

TALL-KJOS RESIDENCE
 6308 SE 22ND ST
 MERCER ISLAND, WA 98040

DRAWING DESCRIPTION:
 FIRE DEPARTMENT UTILITY CONNECTION
REF:
SCALE: AS NOTED


SK-47.0
 Date: 1/31/17

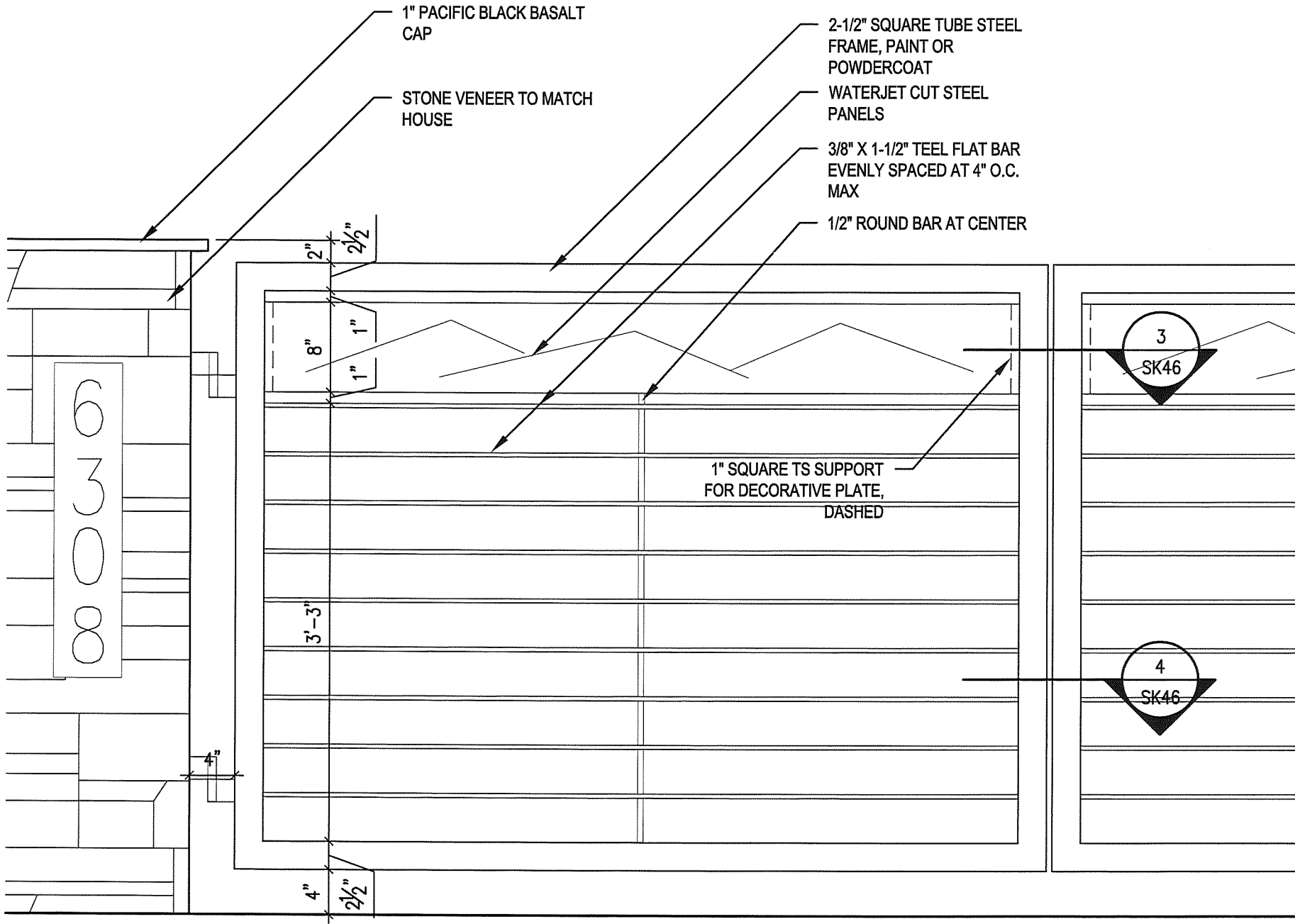
All Rights Reserved © 2017




1 DRIVEWAY GATE ELEVATION

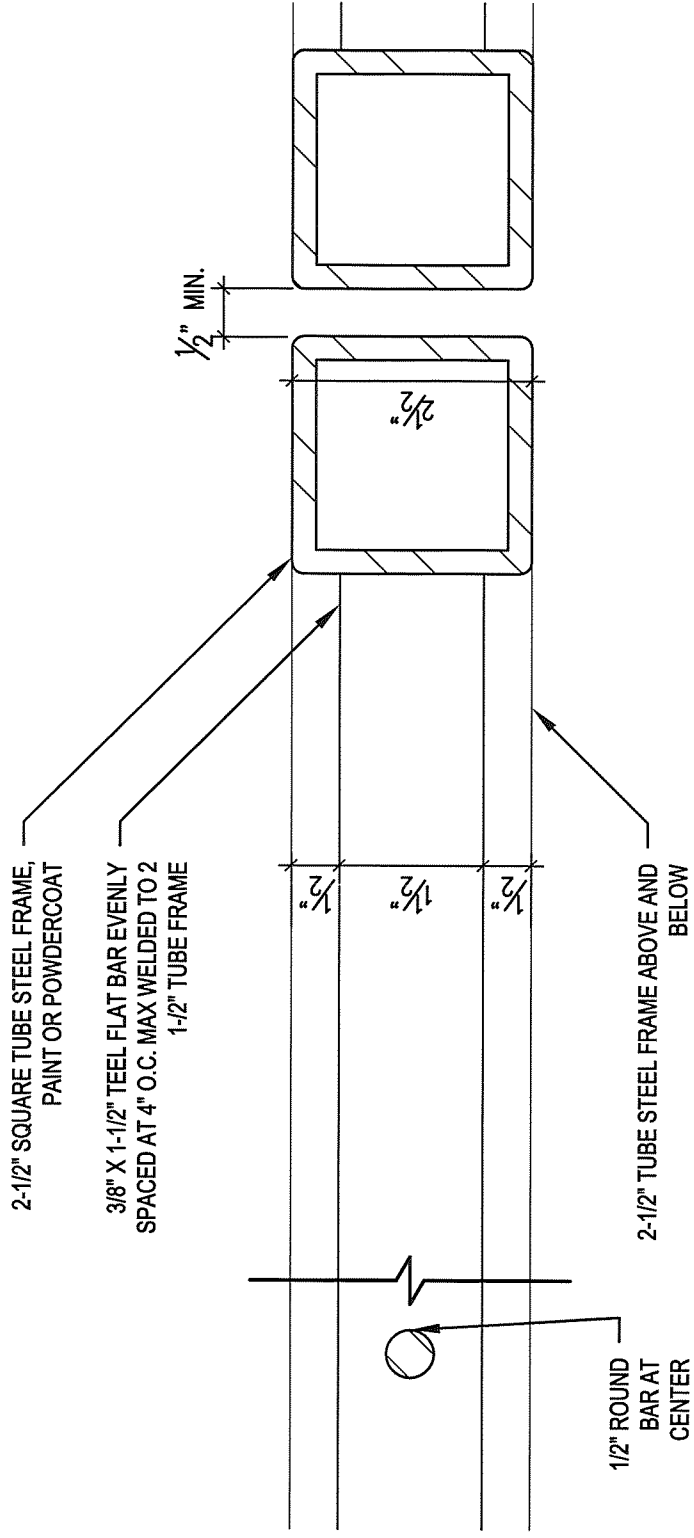
SCALE: 3/8" = 1'-0"

SK-46.0 DRAWING DESCRIPTION: DRIVEWAY GATE ELEVATION SCALE: AS NOTED	Date: 2/3/17
	TALL-KJOS RESIDENCE 6308 SE 22ND ST MERCER ISLAND, WA 98040
9 103rd Ave NE, #203 Bellevue, WA 98004 Tel (425) 451-7003 www.sturmanarchitects.com	 STURMAN ARCHITECTS



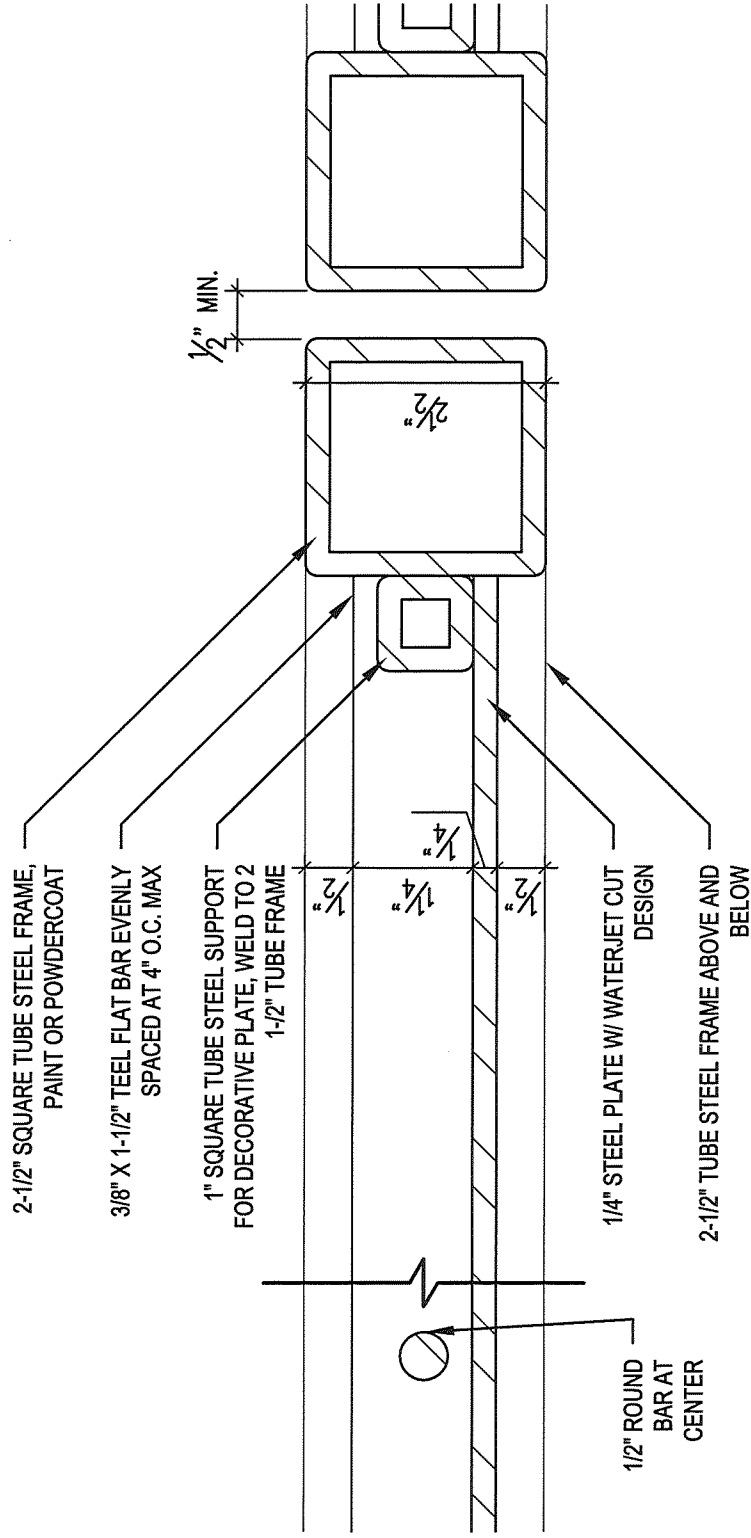
2 DRIVEWAY GATE PANEL ELEVATION
 SCALE: 1" = 1'-0"

SK-46.1	
DRAWING DESCRIPTION: DRIVEWAY GATE	Date: 2/3/17
DETAIL	SCALE: AS NOTED
TALL-KJOS RESIDENCE	
6308 SE 22ND ST MERCER ISLAND, WA 98040	
9 103rd Ave NE, #203 Bellevue, WA 98004 Tel (425) 451-7003 www.sturmanarchitects.com	
 STURMAN ARCHITECTS	




3 GATE UPPER DETAIL

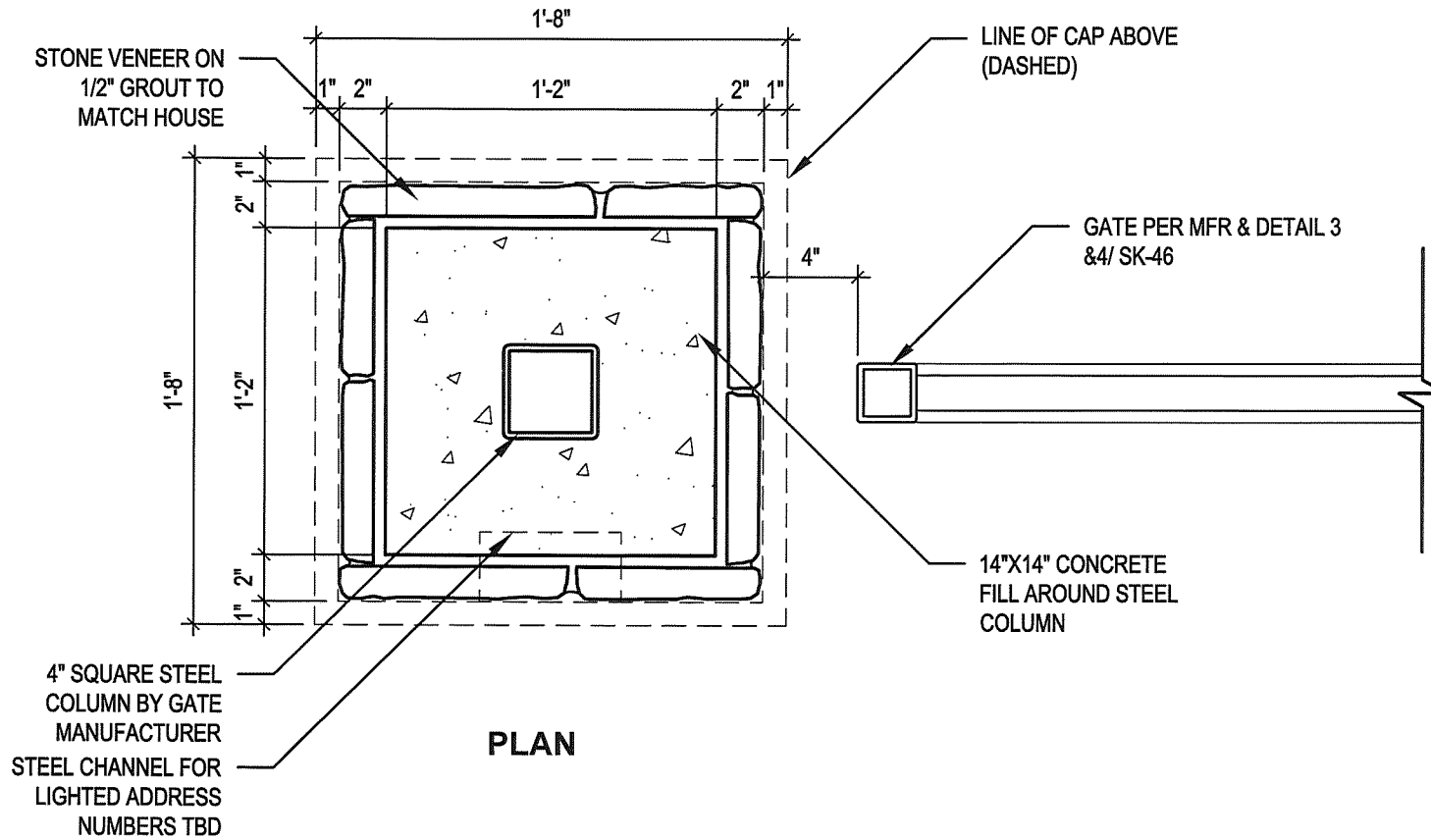
SCALE: 6" = 1'-0"



4 GATE LOWER DETAIL

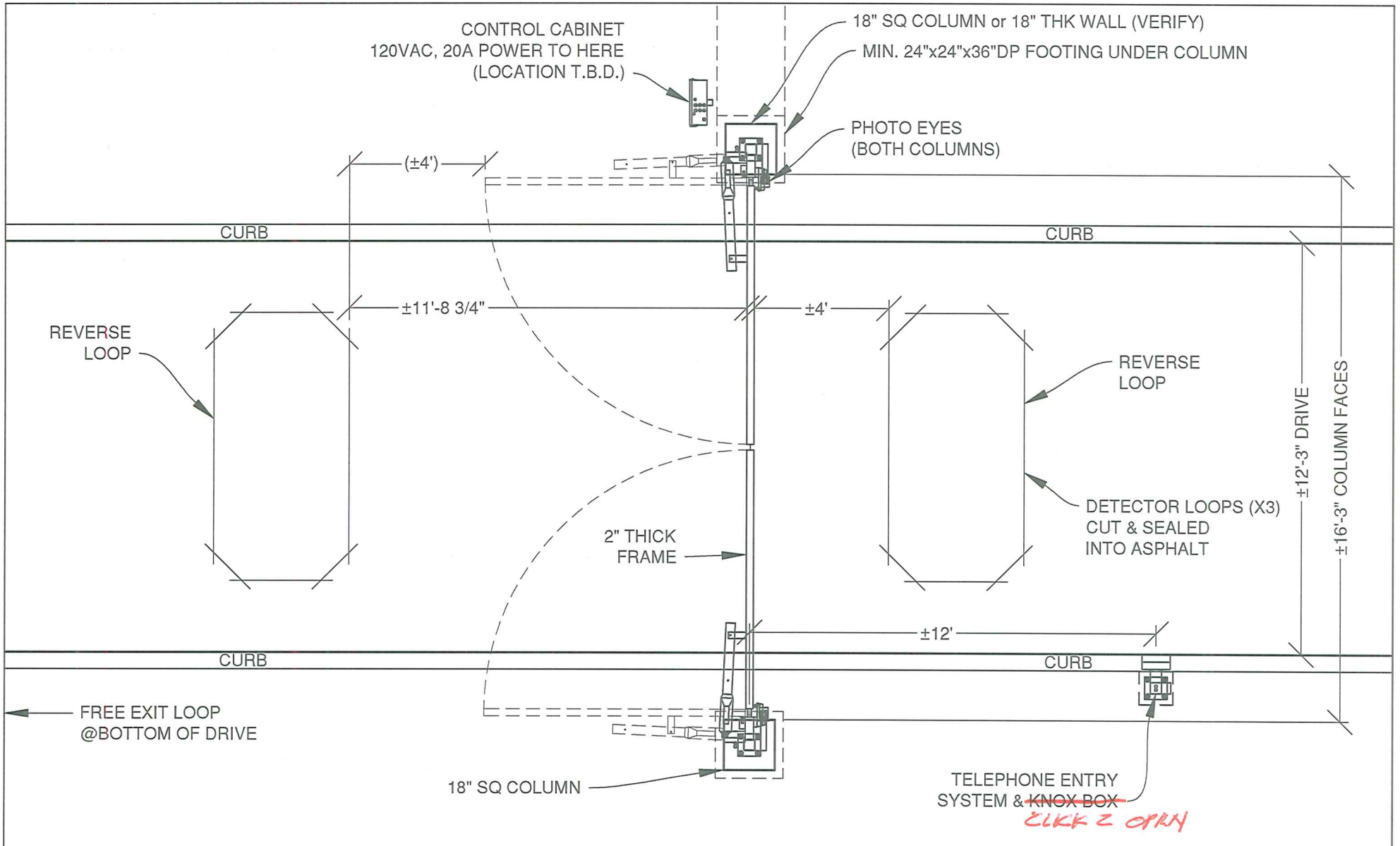
SCALE: 6" = 1'-0"

 STURMAN ARCHITECTS	9 103rd Ave NE, #203 Bellevue, WA 98004 Tel (425) 451-7003 www.sturmanarchitects.com	TALL-KJOS RESIDENCE 6308 SE 22ND ST MERCER ISLAND, WA 98040	DRAWING DESCRIPTION: DRIVEWAY GATE DETAIL SCALE: AS NOTED	SK-46.2 Date: 2/3/17
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5 DRIVEWAY GATE COLUMN PLAN
 SCALE: 1 1/2" = 1'-0"

SK-46.3 DRAWING DESCRIPTION: DRIVEWAY GATE DETAIL SCALE: AS NOTED	Date: 2/3/17
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9 103rd Ave NE, #203 Bellevue, WA 98004 Tel (425) 451-7003 www.sturmanarchitects.com	STURMAN ARCHITECTS



GATE PLAN

SCALE 1/4" = 1'-0"



FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER.
 TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.



JOB NAME: KJOS RESIDENCE

DATE: 01/03/17 REVISED: #

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PAGE: 1

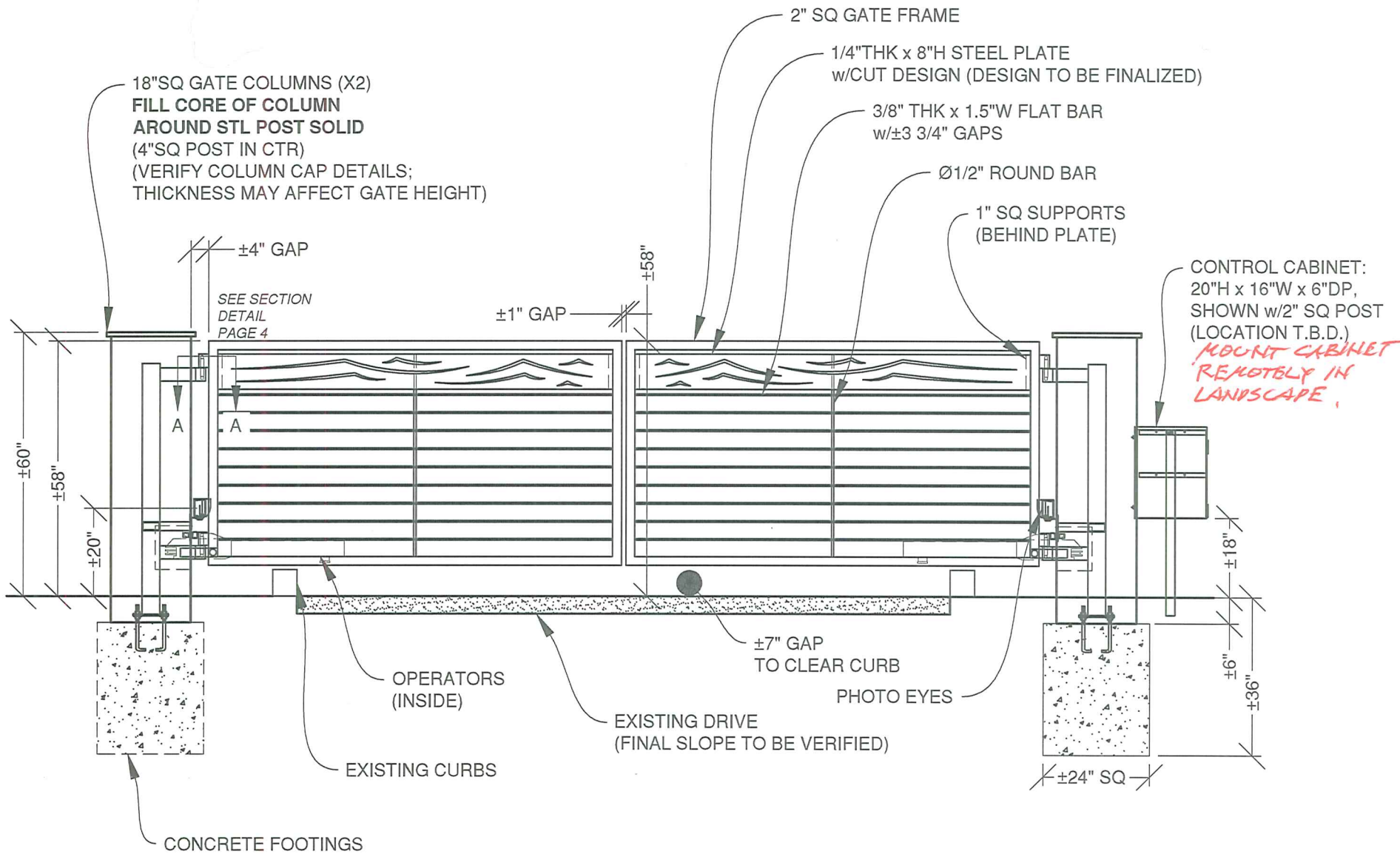
Automated Gates & Equipment Co.

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FX 206-767-9077

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GATE ELEVATION

SCALE 3/8" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER.
 TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.



JOB NAME: KJOS RESIDENCE

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PAGE: 2

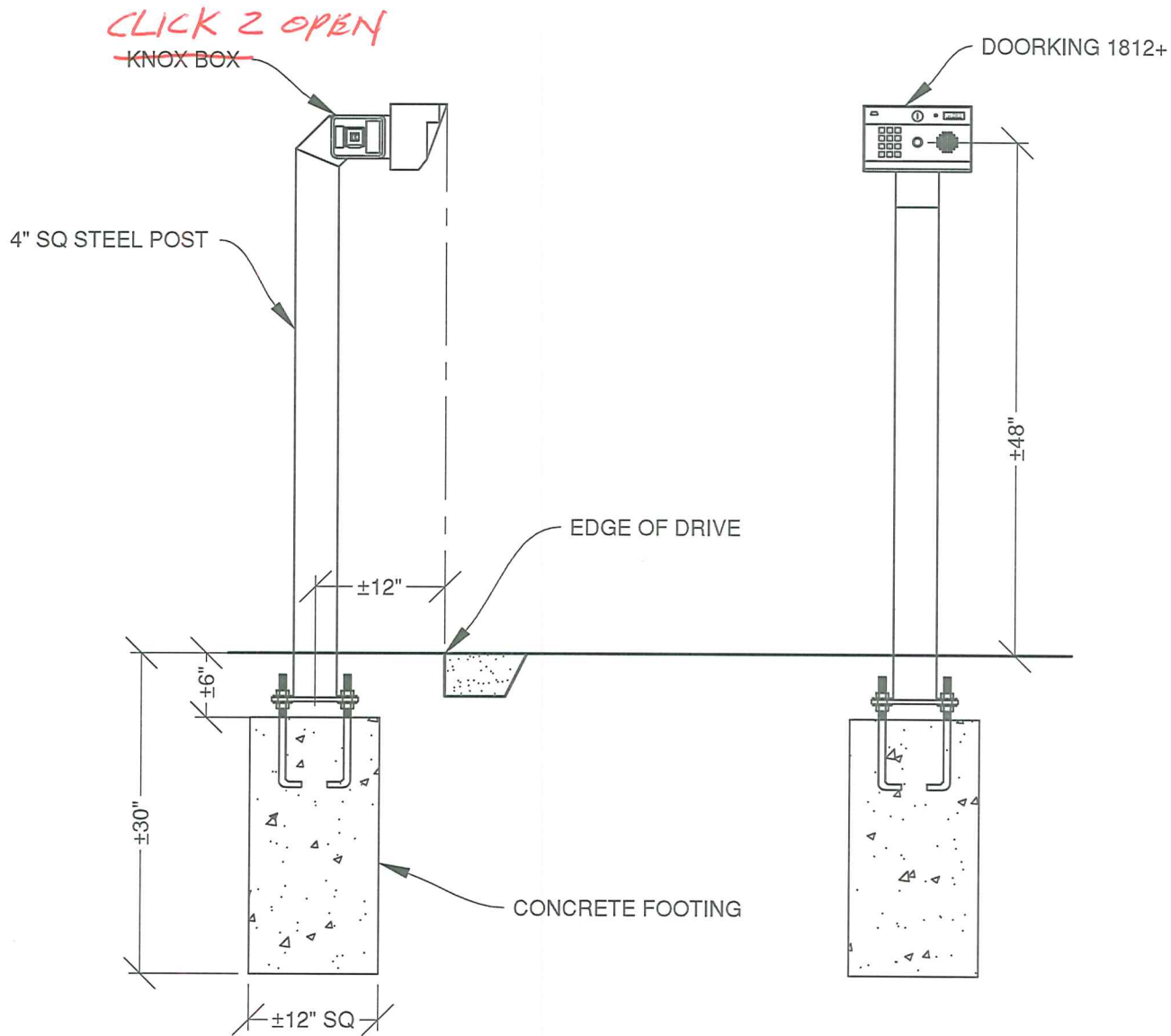
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ENTRY PEDESTAL

SCALE 3/4" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER.
 TOLERANCE: ALL "GAPS" TO BE ±1/2". ALL OTHER DIMENSIONS ±1/4" UNLESS NOTED.



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PAGE: 3

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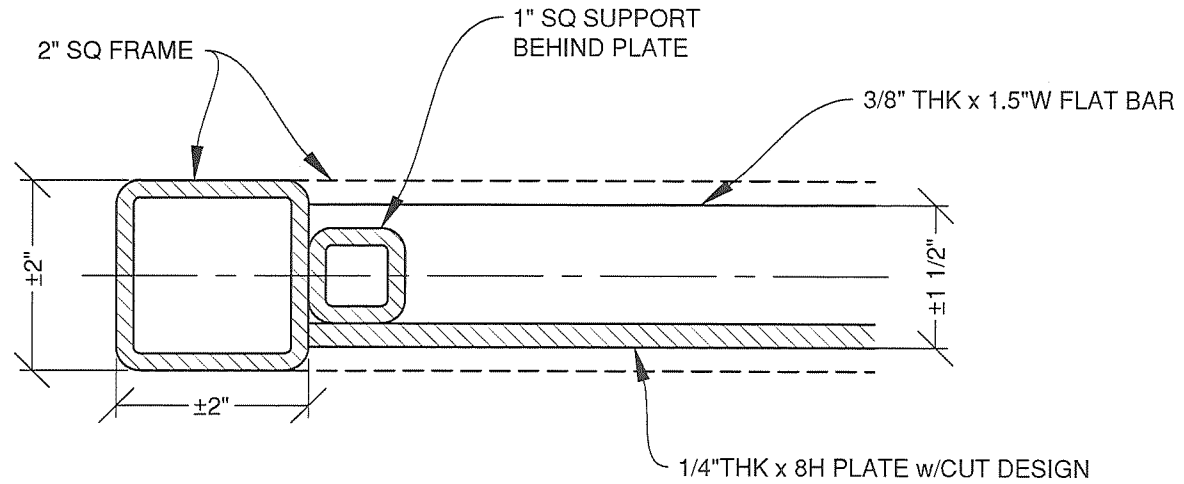
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INSIDE



OUTSIDE

SECTION DETAIL

SCALE 6" = 1'-0"

FINISH: ALL STEEL PARTS TO BE SEMI-GLOSS BLACK POLYURETHANE OVER EPOXY PRIMER.
TOLERANCE: ALL "GAPS" TO BE $\pm 1/2"$. ALL OTHER DIMENSIONS $\pm 1/4"$ UNLESS NOTED.



JOB NAME: KJOS RESIDENCE

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PAGE: 4

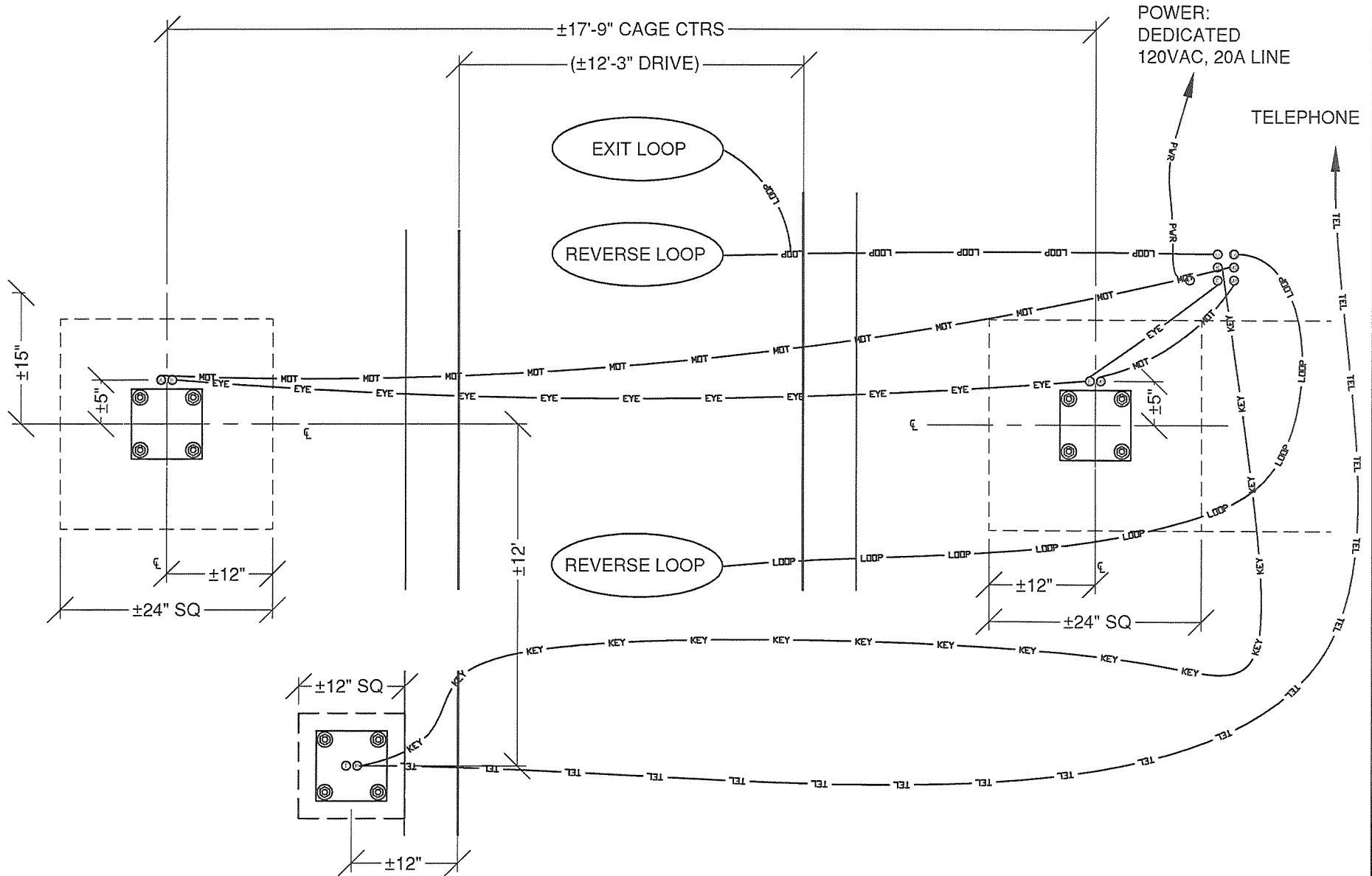
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FOOTING DETAIL

SCALE 3/4" = 1'-0"



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