



Project Narrative

27 June 2017

By the Architect

Ripple Design Studio, Inc.
4303 Stone Way N
Seattle, WA 98103

For the Project

New Horizon Real Estate Development (Parcel 2)
8383 E Mercer Way
Mercer Island, WA 98040

Legal Description

AVALON PARK ADD PCL B MERCER ISLAND LLR#SUB 16-004 REC#20170131900001 SD LLR DAF-LOTS 7 THRU 9 TGW
SELY 40 FT OF POR NW 1/4 STR 31-24-5 ADJ NWLY LNS OF SD LOTS & BET SWLY & NELY LN THOF EXTD WLY SD BLK 3

Assessor's Parcel Numbers

032110-0140

Description

The property is zoned R8.4 and has a gross area of 16,638 ft². The site slope of the property is 19.7%, therefore the maximum permitted impervious surface is 35% or 5,823 ft². There is a shared access easement of over 3,000 ft², which is over 50% of the maximum allowable impervious area.

Due to these site constraints, we request a deviation from the maximum allowable impervious surface up to the maximum of 40% total site area. This proposal is the minimum necessary to make reasonable use of the property.

Please let us know if you have any questions or request any further information.

Thank you for your consideration,

James M Dearth