

**TO:** Hearing Examiner John Galt  
**FROM:** George Steirer, Plan to Permit  
**DATE:** July 17, 2020  
**RE:** MI Treehouse, LLC Applications for Reasonable Use Exception and Variance

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MI Treehouse LLC has applied for a critical areas reasonable use exception (RUE) and variance to allow the construction of a single-family home on a single-family zoned lot in Mercer Island (City). The proposal meets the standards contained in the Mercer Island City Code (MICC Code) and the application should be granted for the reasons discussed in the Staff Report to the Examiner and the additional reasons discussed below.

### **Reasonable Use Exception**

The proposal meets the criteria for a RUE. MICC 19.07.140 states that the Examiner may grant a reasonable use exception from the requirements of Chapter 19.07 (Environment) if six criteria are met. These criteria are contained in MICC 19.07.140.A and are discussed below.<sup>1</sup>

#### **1. The application of this chapter would deny all reasonable use of the property.**

Under MICC 19.07.140.A.1, the first criterion is that the application of the chapter would deny all reasonable use of the property.<sup>2</sup> MICC 19.16.010 defines Reasonable Use as:

A legal concept that has been and will be articulated by federal and state courts in regulatory takings and substantive due process cases. The decision maker must balance the public's interests against the owner's interests by considering the nature of the harm the regulation is intended to prevent, the availability and effectiveness of alternative measures, the reasonable use of the property remaining to the owner and the economic loss borne by the owner. Public interest factors include the seriousness of the public problem, the extent to which the land involved contributes to the

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<sup>1</sup> At the time the application was submitted in 2015, a prior version of the Code applied, and the criteria were contained in former MICC 19.07.030.B.3. The determination of which criteria apply is a decision to be made under MICC 19.15.170. In the Staff Report, staff has indicated that the current criteria apply and those are the ones discussed in this memo.

<sup>2</sup> This criterion used to read: "The application of these regulations deny any reasonable use of the property. The hearing examiner will consider the amount and percentage of lost economic value to the property owner." The City Council eliminated the second sentence. Consideration of the amount and percentage of lost economic value is no longer required.

problem, the degree to which the regulation solves the problem, and the feasibility of less oppressive solutions. A reasonable use exception set forth in MICC 19.07.140 balances the public interests against the regulation being unduly oppressive to the property owner.

The entire lot is covered with wetland or wetland buffer. If the wetland buffer was reduced below the minimum, the entire lot would still be covered by wetland or wetland buffer. The code does not allow for construction within a wetland or wetland buffer without approval of a Reasonable Use Exception.

The denial of a Reasonable Use Exception would prevent all reasonable use of the property and total economic loss by the owner without such approval.

The application reports, and subsequent city appointed peer reviewers, document that no safety or health issues would be associated with wetlands, watercourses, or geologic hazardous areas as a result of the proposal. The development would meet, or exceed, the high standards of the current stormwater manual and building codes.

In addition, the City has issued a Mitigated Determination of Nonsignificance (MDNS) under the State Environmental Policy Act (SEPA) documenting the fact that the proposal, as conditioned, will not result in significant adverse impacts. The MDNS was not appealed and this determination is now final and binding on all persons.

Therefore, reasonable use of the property would be lost due to the lack of use for the property without the Reasonable Use Exception.

**2. There is no other reasonable use with less impact on the critical area.**

By definition, reasonable use considers economic loss by the owner (MICC 19.16.010). Allowed uses in the zone, which provide economic return to the owner, are more impactful or do not provide reasonable economic use. See attached chart of allowed uses. Therefore, a single family dwelling unit has the least impact, while providing reasonable use of the property.

**3. Any alteration to critical areas and associated buffers is the minimum necessary to allow for reasonable use of the property.**

The house location is situated to minimize any necessary disturbance on the critical areas and buffers. The location of the driveway and dwelling is a direct result of the existing access and utility easement on the east portion of the property. The house is adjacent to this easement, which minimizes the size of the driveway and disturbance west of the easement. The proposed residence is also situated between the edge of the steep slope, the on-site watercourses, and minimizes the intrusion into the wetland edge. Any impact to the wetland will be thoroughly mitigated through the King County Mitigation Reserves program. The location also minimizes the amount of grading and slope cuts, by locating the proposal on the least steep portion of the site. Numerous changes have

also been made, at the request of City Staff, to ensure the proposal is the minimum necessary to allow for reasonable use of the property.

The size of the dwelling has been reduced by incorporating a two story design that resulted in a reduction in the house footprint. The driveway, disturbance area, and hardscapes were also reduced by 11.8% to 26.2% since the application was originally submitted.

Per the definition of Reasonable Use Exception, the economic loss borne by the property owner must be balanced with protecting the public's interest. As documented by the MDNS, the biologist's report, the biologist peer reviews, the geotechnical report, the geotechnical peer reviews, the civil engineer's report regarding stormwater drainage, and the civil engineering peer reviews, the proposal would not impact the public's welfare. While the lot is larger than the average, the proposed dwelling is less than the average of the neighboring single-family dwellings. Please see the attached spreadsheet comparing surrounding home and lot sizes. Therefore, the proposal minimizes the impact to the critical areas and buffers, any potential impact to the public's safety, health, and welfare, while balancing the economic burden by the property owner.

**4. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.**

Granting the reasonable use exception request will not be an unreasonable threat to the public health, safety, or welfare. The new home will comply with the latest building code, stormwater codes, fire code, and life/safety standards. An MDNS has been issued and not appealed.

A report has been provided by William Chang, P.E., of GEO Group Northwest, who is a licensed geotechnical engineer. The report documents the soil stability and safety of the project, through required mitigation techniques. The geotechnical report was thoroughly peer reviewed by Vincent Perrone, Ph.D., PE, of Perrone Consulting, and Steven McMullen, P.E., of Shannon & Wilson, Inc. Both are licensed geotechnical engineers.

**5. The proposal is consistent with the purpose of this chapter and the public interest.**

MICC 19.07.010 provides the following purposes (in **bold**) for the chapter:

**A. To implement the goals and policies for the Growth Management Act, Chapter 36.70A RCW.**

The goals and policies of the Growth Management Act include encouraging development in urban areas, reducing sprawl, and encouraging availability of affordable housing. (RCW 36.70A.110(1)(2)(4)). The incorporated area of Mercer Island is an adopted Urban Growth Area. (RCW 36.70A.110 and King County Comprehensive Plan). Approval of the reasonable use exception would help accommodate the city's required growth targets that were adopted by the Puget Sound Regional Council and the City of Mercer Island. The additional growth in the urban area would reduce the demand in the rural areas, and increase housing in the

adopted Urban Growth Area. An increase in supply of housing generally increases affordability.

The Growth Management Act goals also state:

*Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.* (RCW 36.70A.110(6)).

Approval of the proposal would allow the owner use of their property, while protecting the public.

The Growth Management Act goals also state:

*Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.* (RCW 36.70A.110(9)).

- i. Open Space: The site is not a designed open space in the city's comprehensive plan or by the King County Department of Assessments.
- ii. Recreational Opportunities: The existing on site trail easement will be maintained for public use. The proposal will not prevent enhancement of the recreational opportunities that are currently available under the existing easement.
- iii. Conserve fish and wildlife habitat: The biologist's reports, and peer reviews have documented how habitat will be preserved or mitigated. The City issued an MDNS which was not appealed, indicating the proposal will not have significant adverse environmental impacts.
- iv. Increase access to natural resource lands and water: The owner of the property will have a formal access to his property, which contains trees (a natural resource) and the watercourses. The GMA goal does not require increased access to private property by the public.
- v. Develop parks and recreation facilities: The City has adopted park impact fees for new single family homes. The property owner is required to pay this impact fee, which is to be used for development of parks and recreational facilities. (MICC 19.18).

**B. To maintain the functions and values of critical areas and enhance the quality of habitat to support the sustenance of native plants and animals.**

The professional reports submitted with the application, and the City's subsequent peer reviews, document that the critical areas functions and values will be maintained and/or enhanced. Portions of the property will be planted under an approved Critical Area Enhancement Plan. In order to mitigate for the impacts to the site's wetlands from the

project, the owner is proposing to purchase credits from the King County Mitigation Reserves program. The result is enhancement and restoration of wetlands habitat in the same watershed. The City issued an MDNS which was not appealed, indicating the proposal will not have significant adverse environmental impacts.

**C. To balance property owner interests with the public interest.**

As documented by the biologist's report, the biologist peer reviews, the geotechnical report, the geotechnical peer reviews, the civil engineer's report regarding stormwater drainage, and the civil engineering peer reviews, the proposal would not impact the public's welfare. While the lot is larger than the average, the proposed dwelling is less than the average of the neighboring single-family dwellings. Please see attached spreadsheet comparing home and lots sizes in the area. The proposed home size has been reduced and its location modified during review of the proposal to reduce impacts. In the MDNS, which was not appealed, the City determined the proposal will have no significant adverse environmental impacts. Therefore, the proposal minimizes the impact to the critical areas, buffers, public's safety, health, and welfare, while balancing the property owner's interests.

**D. To promote biodiversity within critical areas and buffers by encouraging planting with mostly native vegetation.**

Wetland restoration and enhancement would occur as a direct result of this project, through on site restoration and off-site enhancement. As part of the restoration and enhancement, additional plantings with native vegetation will occur.

**E. To establish review criteria for land use reviews that maintain and improve the ecological health of wetlands, watercourses and Lake Washington;**

This specific purpose is not applicable to the application, as the applicant is not authorized to establish review criteria.

**F. To establish standards for new development that avoid increasing the risk of harm to people, property, and public infrastructure from natural hazards;**

This specific purpose is not applicable to the application, as the applicant is not authorized to establish standards for new development. Previous discussion in this document is provided that demonstrates how the application will not result in harm to people, property, or public infrastructure.

**G. To protect the functions and values of fish and wildlife habitat conservation areas, including wetlands, watercourses and habitat for priority species and species of local importance, through the use of buffers.**

The proposal will minimize impacts to the functions and values of watercourses, wetlands, and the associated buffers. The project will also result in the enhancement of

certain portions of the wetlands, watercourses, and associated buffers, will improving critical areas through the King County Mitigation Reserves program.

**H. To increase the safety of development within and adjacent to geologically hazardous areas through the use of buffers.**

The proposal has been thoroughly reviewed, and peer reviewed, to ensure that the development will be safe to geologically hazardous areas.

**I. To require mitigation measures when unavoidable impacts to critical areas are proposed.**

Mitigation measure are proposed by the application, which includes enhancement of the critical areas, critical area buffers, and improving critical areas through the King County Mitigation Reserves program.<sup>3</sup>

**J. To establish tools to ensure that protection and mitigation measures are applied and maintain ecological value and function consistent with the provisions of this chapter.**

Mitigation measure are proposed by the application, which includes enhancement of the critical areas, critical area buffers, and improving critical areas through the King County Mitigation Reserves program. Required monitoring will occur for the protection and mitigation measures.

**K. To avoid impact to the critical areas where possible, and, if avoidance is not reasonably possible, minimize impacts to critical areas and buffers to the greatest extent feasible, and mitigate any remaining impacts.**

Mitigation sequencing (avoidance, minimizing, mitigating) has been provided by Sewall Wetland Consulting for this project. The project avoids impacts to critical areas whenever possible. The impacts to critical areas have been reduced and minimized by the current proposal. Any impacts are mitigated through enhancement and restoration.

**L. To encourage the restoration of existing compromised critical areas.**

The proposal would restore on site buffers and critical areas, whenever possible. Additional off site restoration would occur through the King County Mitigation Reserves program.

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<sup>3</sup> The former MICC 19.07.030.B.3.D required that impacts to critical areas be mitigated to the greatest extent reasonably feasible consistent with best available science. Here, the mitigation measures provided meet this standard. The City has issued an MDNS, which was not appealed.

**M. To minimize negative impacts from the built environment on the functions and values of critical areas.**

Discussion of mitigation sequencing (avoidance, minimizing, mitigating) has been provided by Sewall Wetland Consulting for this project. The project avoids impacts to critical areas whenever possible. The impacts to critical areas have been reduced and minimized by the current proposal. Any impacts are mitigated through enhancement and restoration.

**6. The inability of the applicant to derive reasonable use of the property is not the result of actions by the current or prior property owner.**

The applicant (or prior property owner) did not create the wetlands, watercourse, or slopes on the property. Therefore, the need for approval of a Reasonable Use Exception permit, in order to develop the lot, is not the result of actions by the current or prior property owner.

**Variance**

The proposal meets the criteria for a variance. These criteria are contained in MICC 19.06.110.B.2.<sup>4</sup>

**a. The strict enforcement of the provisions of this title will create an unnecessary hardship to the property owner. For the purposes of this criterion, in the R-8.4, R-9.6, R-12, and R-15 zoning designations, an “unnecessary hardship” is limited to those circumstances where the adopted standards of this title prevent the construction of a single-family dwelling on a legally created, residentially zoned lot.**

The associated Reasonable Use Exception requires the minimum alteration of the critical areas and buffers (MICC 19.07.140.A.3). To meet the criteria of approval, and allow construction of a single-family dwelling, the proposal includes a variance to reduce the standard setback from the edge of an access easement. Without meeting the criteria of approval for a Reasonable Use Exception, a single-family dwelling could not be constructed on the lot due to these buffers and critical areas on the property.

**b. The variance is the minimum necessary to grant relief to the property owner.**

The house location is situated to minimize any necessary disturbance on the critical areas and buffers. The location of the driveway and dwelling is a direct result of the existing access and utility easement on the east portion of the property. The house is adjacent to this easement, which minimizes the size of the driveway and disturbance west of the easement. The proposed residence is also situated between the edge of the steep slope, the on-site watercourses, and minimizes the intrusion into the wetland edge. Any impact to the wetland will be thoroughly mitigated through the King County Mitigation Reserves program. The location also minimizes the amount of grading and

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<sup>4</sup> At the time the application was submitted in May 2018, a prior version of the Code applied, and the criteria were contained in former MICC 19.15.020.G.4. The current and former criteria are similar except that criteria a and b, discussed below, were added. The determination of which criteria apply is a decision to be made under MICC 19.15.170. In the Staff Report, staff has indicated that the current criteria apply and those are the ones discussed in this memo.

slope cuts, by locating the proposal on the least steep portion of the site. Numerous changes have also been made, at the request of City Staff, to ensure the proposal is the minimum necessary to allow for reasonable use of the property.

The size of the dwelling has been reduced by incorporating a two story design that resulted in a reduction in the house footprint. The driveway, disturbance area, and hardscapes were also reduced by 11.8%, to 26.2% since the application was originally submitted.

**c. No use variance shall be allowed.**

Single-family dwellings are allowed uses in the underlying R-15 zone, per MICC 19.02.010.A.1. The proposed variance and Reasonable Use Exception application are for the construction of a single-family dwelling. Therefore, the application is not for the variance of a use.

**d. There are special circumstances applicable to the particular lot such as the size, shape, topography, or location of the lot; or factors necessary for the successful installation of a solar energy system such as a particular orientation of a building for the purposes of providing solar access.**

The lot has several special circumstances. First, the lot is covered by a wetland, watercourse, steep slope, associated buffers, and an access easement. Therefore, due to the unique size of the critical areas, including the topography, and the shape of the access easement, relief from the standard requirements is necessary to develop the lot.

The access easement is also a unique shape and size. The unique shape results in the building envelope being approximately 80 feet back from the public right of way used to access the road. The standard front yard setback from this public right of way is 20 feet. Only one other house uses the access easement. The existing driveway surface in the easement would be approximately 50 feet, or more, from the face of the proposed residence. This uniqueness supports the request for a reduced setback.

**e. The granting of the variance 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 proposed three foot variance from the five foot easement setback requirement would likely be to imperceptible the neighboring homes. The homeowner to the south of the site, the beneficiary of the access easement, has stated to the subject property owner that they have no objection to the granting of the variance.

The proposal would comply with the high standards of the latest building and stormwater code requirements, to ensure the structure would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone. The house would be



approximately 50 feet from the existing driveway, which serves the southern lot, and approximately 70 feet from the existing right of way. These distances exceed the standard setbacks typically required. The standard 20 foot setback from the edge of the right of way has proven to be a safe setback for decades. Therefore, granting the variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and zone.

**f. The granting of the variance will not alter the character of the neighborhood, nor impair the appropriate use or development of adjacent property.**

The existing character of the neighborhood is defined by single-family dwellings, with an average Total Finished Area of 3,304 square feet. Please see the enclosed table for more details. The proposed single-family dwelling would have a Total Finished Area of approximately 2,756 square feet. The character of the architectural design will match other architectural designs in the neighborhood.

The neighborhood would continue to be defined by single-family dwellings, consistent in size and style, with the approval of the variance and Reasonable Use Exception.

**g. The variance is consistent with the policies and provisions of the comprehensive plan and the development code.**

To further the goals of the Washington State Growth Management Act, the city has adopted mandatory housing growth targets. These growth targets are adopted in the Land Use Element of the City's Comprehensive Plan. The proposed variance would allow for the construction of an additional housing unit, which would help the city to meet the mandatory growth targets. Additionally, Land Use Element Figure 1 - Land Use Map, identifies the property for "single family" use.

Policies from the Land Use Element include:

16.2 Through zoning and land use regulations provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years.

16.3 Promote a range of housing opportunities to meet the needs of people who work and desire to live in Mercer Island.

18.7 Services and programs provided by the City with regards to land use should encourage residents to minimize their own personal carbon footprint, especially with respect to energy consumption and waste reduction.

Policies from the Housing Element include:

2.1 Through zoning and land use regulations, provide adequate development capacity to accommodate Mercer Island's projected share of the King County population growth over the next 20 years.

2.2 Promote a range of housing opportunities to meet the needs of people who work and desire to live in Mercer Island.

RCW 36.70A.130(1)(d) states that "Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan." The city updated the variance criteria for approval in 2018 (Ord. 18c-08). In order to adopt the criteria of approval, the Washington State Department of Commerce and city determined the criterion for approval is consistent with the Comprehensive Plan (RCW 36.70A.040, 36.70A.050, 36.70A.060, and 36.70A.130).

If a conflict between the zoning code and the comprehensive plan existed, the existing zoning code controls, per *Citizens of Mount Vernon v. City of Mount Vernon*, 133 Wn. 2d 861 (1997).

**h. The basis for requesting the variance is not the direct result of a past action by the current or prior property owner.**

The existing lot shape, topography, and size was not created by the current owner or prior property owners. King County records show that the previous owners acquired the property in 2003 and 2005. There is no record of a boundary line adjustment on the property, which would have created the unique size and shape. There is no permit or indication of grading on the site that created the topography. The property owners did not create the wetland, stream or steep slopes, which are natural features. Therefore, the basis for the variance is not the direct result of past actions by the current or prior property owner.

**i. Public and private schools, religious institutions, private clubs and public facilities in single-family zones with slopes of less than 15 percent . . .**

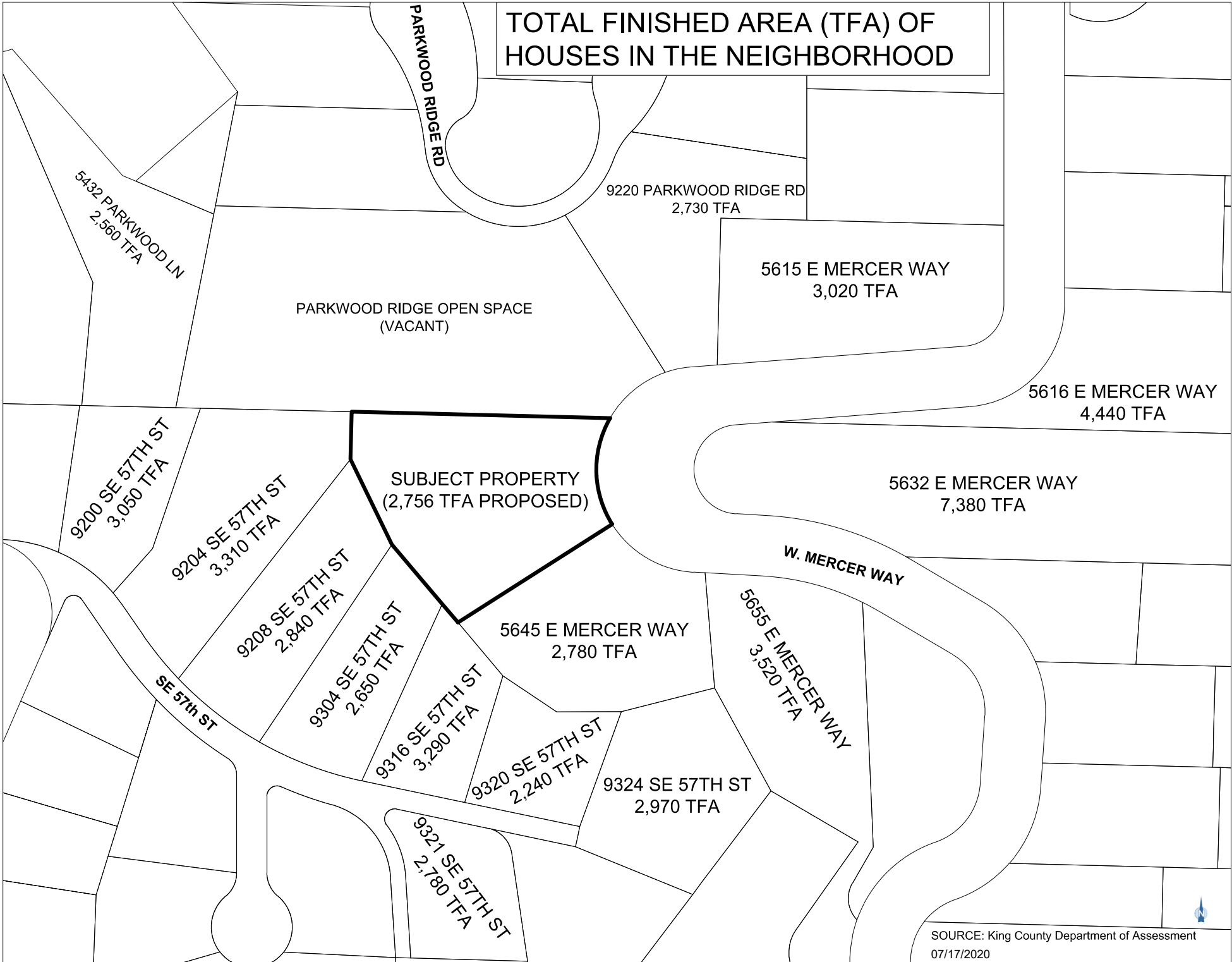
This criterion does not apply since the proposal is not a school, religious institution, private club or public facility.

Other use permitted outright in the R-15 zone, per MICC 19.02.010.A:	Impacts vs. a Single-Family Home
1. Single-family dwelling	NA. The proposal is for a single family home.
3. Private recreational areas	Private recreational areas are “located or adjacent to his/her residence” per the definition in MICC 19.16.010(Recreational Area, Private). Therefore, a private recreational area would require a single family home, as the property owner does not own an adjacent lot or residence.
4. Public schools with off-street parking at a minimum ratio of one parking space per classroom with high schools providing an additional one parking space per 10 students, and a one-fourth acre or larger playfield in one usable unit abutting or adjacent to the site.	The property is privately owned. Therefore, a public school is not an option for the owner.  A public school requires classrooms, a gymnasium, playground, office space, a cafeteria, bus parking, staff parking, and other ancillary structures. To meet these needs, the amount of disturbed area would be significantly more than the proposed single family residence.
5. Home business as an accessory use to the residential use	A home business requires a single family residence. The proposal is for a single family residence.
6. Public park, if outdoor lighting is located to minimize glare upon abutting property and streets, and major structures, ballfields and sport courts located at least 20 feet from any abutting property	The property is privately owned. Therefore, a public park is not an option for the owner.  A public park consists of play fields, play equipment, and other recreational facilities, that necessitate larger land disturbance to be utilized by the general public.
7. Semi-private waterfront recreation areas for use by 10 or fewer families, subject to the conditions set out in MICC 19.07.110	The subject property is not adjacent to Lake Washington. Therefore, the property cannot be used as a waterfront recreational area.
8. One accessory dwelling unit (ADU) per single-family dwelling subject to conditions set out in MICC 19.02.030	An ADU requires a single-family dwelling. The proposal is for a single family home, without an ADU.
9. Special needs group housing as provided in MICC 19.06.080.	Special needs group housing includes, but is not limited to, foster family homes, adult family homes and residential care facilities as provided in Chapter 70.128 RCW, but excludes facilities that typically cannot be accommodated in a single-family. Special needs group housing would require a larger residence to accommodate additional people, bedrooms, and administrative functions.
10. Social service transitional housing, as provided in MICC 19.06.080.	Examples include halfway houses, emergency shelters, homeless shelters, domestic violence shelters, and other crisis intervention facilities. By definition, social service transitional housing cannot be accommodated in a single-family residential structure, and would require a larger

	footprint to accommodate the housing, facilities, and administrative functions.
11. A state-licensed day care or preschool as an accessory use, when situated at and subordinate to a legally established place of worship, public school, private school, or public facility, with one additional parking space for every five children, or adequate pick-up and drop-off space is provided as determined by the code official.	To have a day care or preschool, a larger facility, and associated parking would be required to be constructed. The large facility and day care or preschool, with associated play area, would require more disturbance than the proposed single family home.
13. Open space	The Mitigated Determination of Non-Significance determined that there is no significant adverse environmental impact from the proposal. Open space is not an applicable reasonable use for this residentially zoned property in a residential area.

The proposed residence is on a property zoned for single-family use in an existing developed single-family neighborhood. The size of the proposed residence is below the average size of homes in the neighborhood. The City has documented that the proposal would not likely have a significant adverse environmental impact if the required mitigation measures were implemented. The proposal is a reasonable use of the property. As shown in the matrix above, other allowed uses in the neighborhood would have a larger building footprint, parking area, or area of land disturbance through clearing and grading. Therefore, the other allowed uses would have a larger impact on the critical areas on the property. The remaining permitted use, open space, is characterized by not using the property for any private purpose, and is not a reasonable use for this privately owned single-family property.

# TOTAL FINISHED AREA (TFA) OF HOUSES IN THE NEIGHBORHOOD



**200 FEET FROM SUBJECT PROPERTY  
BOUNDARIES<sup>1, 2</sup>**

PARCEL #	ADDRESS	LOT SIZE	GROUND FLOOR & GARAGE	1ST FLOOR + GARAGE / LOT SIZE	TOTAL FINISHED AREA	TOTAL FINISHED AREA / LOT SIZE
1924059035	5655 E MERCER WAY	37,453	3,050	8.1%	3,520	9.4%
1924059051	5645 E MERCER WAY	30,860	1,890	6.1%	2,780	9.0%
1924059059	(vacant)	82,939	-			0.0%
1924059086	5615 E MERCER WAY	39,204	2,030	5.2%	3,020	7.7%
1924059252	5616 E MERCER WAY	30,928	3,160	10.2%	4,440	14.4%
1924059343	5632 E MERCER WAY	88,862	4,230	4.8%	7,380	8.3%
5450500170	9321 SE 57TH ST	16,055	2,820	17.6%	2,780	17.3%
5450500200	9324 SE 57TH ST	25,054	2,080	8.3%	2,970	11.9%
5450500210	9320 SE 57TH ST	13,417	2,620	19.5%	2,240	16.7%
5450500220	9316 SE 57TH ST	14,587	2,370	16.2%	3,290	22.6%
5450500230	9304 SE 57TH ST	19,176	2,740	14.3%	2,650	13.8%
5450500240	9208 SE 57TH ST	23,760	2,940	12.4%	2,840	12.0%
5450500250	9204 SE 57TH ST	31,013	3,400	11.0%	3,310	10.7%
5450500260	9200 SE 57TH ST	16,954	2,330	13.7%	3,050	18.0%
6672900528	5432 PARKWOOD LN	30,940	2,040	6.6%	2,560	8.3%
6673000060	9220 PARKWOOD RIDGE RD	30,280	1,880	6.2%	2,730	9.0%
<b>AVERAGE:</b>		<b>33,218</b>	<b>2,639</b>	<b>10.7%</b>	<b>3,304</b>	<b>11.8%</b>
1924059312	5637 E MERCER WAY	37,554	2,436	6.5%	2,756	7.3%

5631 E MERCER WAY	Max	
	Allowed	Proposed
Lot coverage	11,266.2	5,241 (Building eves and driveway)
Gross Floor Area <sup>2</sup>	12,000.0	3,710 (Staircase is only counted once)

<sup>1</sup> Information for houses within 200 feet of the subject property is from the King County Department of Assessments.

<sup>2</sup> The "Total Finished Area" is from the King County Department of Assessments, and includes different areas than the City of Mercer Island's "Gross Floor Area". Since the "Gross Floor Area" is not publicly available for all neighboring properties, both the Total Finished Area and the Gross Floor Area are shown for the subject property, to help compare homes in the neighborhood.