

Ogden Point Lot Consolidation

Project Narrative

Property Information

The Ogden Point Lot Consolidation project is located at 3675 West Mercer Way, in Mercer Island, WA 98040. This Lot Consolidation project consists of three lots with tax parcel numbers 362350-0273 (Lot C), 3623500274 (Lot B) and 3623500275 (Lot A), which are located in a portion of Government Lot 2 in the SW quarter of the SW quarter in Section 12, Township 24 North, Range 4 East, W.M., in the City of Mercer Island, King County, WA. Together, they approximately measure 1.137 acres (49,528 square feet) above the ordinary high water mark of Lake Washington with 0.346 acres (15,072 square feet) lying within Lot A, 0.451 acres (19,646 square feet) lying within Lot B, and 0.340 acres (14,810 square feet) lying within Lot C.

Zoning

All three parcels noted above are zoned R-15, and, according to the City of Mercer Island Zoning Code, require a minimum lot size of 15,000 square feet. Properties lying immediately to the north, south; and east of this project also having a zoning code of R-15.

Current Use and Existing Improvements

Lot A consists of an access driveway, landscaping and a waterfront bulkhead with a dock on Lake Washington. The center lot, Lot B, consists of a multi-story single family residence with an attached garage, pool, driveway, and landscaping and has a waterfront bulkhead on Lake Washington. Lot C consists of landscaping and a waterfront bulkhead with a dock on Lake Washington. The three lots together are generally rectangular in shape. This lot consolidation is to remove the lot lines between Lot A and Lot B. Lot C is to remain intact.

Proposed Use and Site Development

The proposed use and site development of said property is to remove the existing multi-story single family residence and built a new, larger multi-story single family residence. Refer to the proposed site plan for details. The three existing lots will be combined into two new lots, with the current Lots A and B being combined into one parcel, for a new parcel containing approximately 0.797 acres (34,718 square feet). Lot C is to remain intact.