

# PUBLIC NOTICE OF APPLICATION



**NOTICE IS HEREBY GIVEN** that the City of Mercer Island has received the application described below:

**File Nos.:** 1710-069, 1710-084, Revised CAO17-005, and SUB17-014

**Description of Request:** 1710-069: a request for a Building Permit to demolish an existing single-family residence and build a new single-family residence and accessory dwelling unit (ADU) located on Lot 1. The proposed residence and ADU will be built over parcels 3623500274, and 3623500275 with a total gross floor area of 11,640 square feet. The Lot Consolidation application is currently under review, SUB17-004, and was noticed May 15, 2017.

1710-084: a request for a Building Permit to construct a new single-family residence on vacant Lot 2 (parcel 3623500273). The proposed residence will have a total gross floor area of 2,930 square feet.

*Revised* CAO17-005: a request for a *revised* Critical Areas Determination to alter the steep slope for the construction of a new single-family residence, accessory dwelling unit, driveway, and retaining wall on Lot 1, and for the construction of a retaining wall, driveway, and single-family residence on Lot 2. This is a revision to CAO17-005 that was originally noticed May 15, 2017, and the revision is to include the steep slope alterations proposed on Lot 2.

SUB17-014: a request for a Short Plat Alteration. The proposal is to relocate the existing ingress, egress and utilities easement (recording number 7702170577). The applicant is also proposing to extinguish the ingress, egress and utilities easement (recording number 8211169001 or 7702170577) created by Mercer Island Short Plat MI-76-8-027.

**Applicant / Owner:** David Jaffe (Demetriou Architects) and Greg Juneau (Triad) / Lady Bug Trust (Michael Morgan)

**Location of Property:** 3675 West Mercer Way and 368X West Mercer Way, Mercer Island, WA, 98040; Identified by King County Assessor tax parcel numbers: 3623500273, 3623500274, and 3623500275.

**SEPA Compliance:** The proposal is categorically exempt from SEPA review per WAC 197-11-800 (6).

**Project Documents:** Please follow this file path to access the associated documents for this project: <https://mieplan.mercergov.org/public/Lady Bug Trust Consolidated Review/Public Notice 3-26-18>

**Written Comments:** Written comments on this proposal may be submitted to the City of Mercer Island either by email, in person, or by mail to the City of Mercer Island, 9611 SE 36th Street, Mercer Island, WA 98040-3732. Anyone may comment on the application, receive notice, and request a copy of the decision once made.

Only those persons who submit written comments or participate at the public hearing (if a hearing is required) will be parties of record; and only parties of record will have the right to appeal.

**Public Hearing and Public Meeting:** Pursuant to MICC 19.15.010(E) and MICC 19.15.020(F)(1), a public hearing is not required for this proposal.

**Applicable Development Regulations:** Building permits are reviewed for compliance with:  
Title 15 – Water, Sewers, and Public Utilities  
Title 17 – Construction Codes  
Title 19 – Unified Land Development Code

An application for a Critical Areas Determination is an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The Critical Areas Determination procedures are contained in MICC 19.07 Environment (19.07.050 and 19.07.070) and MICC 19.16 definitions (“critical area determination”).

Applications for a Short Plat Alteration Permit are required to be processed as an Administrative Action pursuant to Mercer Island City Code (MICC) 19.15.010(E). Processing requirements for an Administrative Action are further detailed in MICC 19.15.020. The Short Plat Alteration requirements are contained in MICC 19.08.

**Other Associated Permits:** ADU17-003, SHL17-007, SUB17-004, SHL17-009, and 1712-148.

**Environmental Documents:** Please refer to the documents provided in the link provided above.

**Application Process Information:** Date of Application:  
1710-069: March 7, 2018  
1710-084: March 8, 2018

CAO17-005: April 25, 2017  
SUB17-014: October 11, 2017  
Determined to Be Complete:  
1710-069: March 7, 2018  
1710-084: March 8, 2018  
CAO17-005: May 10, 2017  
SUB17-014: March 22, 2018  
Bulletin Notice: March 26, 2018  
Date Mailed: March 26, 2018  
Date Posted on Site: March 26, 2018  
Comment Period Ends: 5:00PM on April 25, 2018

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36<sup>th</sup> Street, Mercer Island, Washington.

Project Contact:

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Development Services Group  
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