

Dennis James Alkire
926 12th Avenue East
Seattle, Wash. 98102

329-2605

June 20, 1978



Mr. Jack Bunnell
City Clerk
City of Mercer Island
3505 88th Avenue Southeast
Mercer Island, Washington 98040

RE: Appeal to the City Council for Gregory/Alkire lot size variance, denied by the Hearing Examiner for the City of Mercer Island on 13th of June, 1978.

Dear Mr. Bunnell:

Aggrieved by the decision of the Hearing Examiner, the applicants respectfully submit this written appeal to the City Council.

The subject property is in East Seattle, 2704 & 2708 63rd Avenue Southeast. The north lot has had a house on it for over fifty years, and the south lot has a house on it which was built in 1958. These two lots were "grandfathered" into the city, (as separate legal non-conforming lots.) when it was incorporated in 1960.

Variance denial is based on ownership; that under single ownership two lots ceased to exist. The applicants believe that the historical and current use of this property as two separate lots each with a house on it is the essential fact, and should be allowed to continue under separate ownership.

The applicants do not feel that "continuation of the status quo" as permitted by the Hearing Examiner (Findings of Fact, No. 6), is in the best interests of the applicants or of the community. The "status quo" would not allow replacement of an old dwelling with a new home. The Hearing Examiner notes that the new home would be "...beneficial to the surrounding area", but that density standards should be more important than the fact of two homes on two lots. The Hearing Examiner states incorrectly in Findings of Fact, No. 7, that the Comprehensive Plan states density in this area is two or four families per acre. The correct density in R-8 4 Zone is four or more families per acre.

The applicants have the support of many in the community, and will submit a petition of support to the City Council.

This appeal is signed by Mr. Alkire. Mr. Gregory is on holiday; he supports this appeal and the City Clerk will receive a letter from him prior to the Council meeting stating his concurrence.

We request that this appeal be heard as soon as possible.

Sincerely,

Mr. Denis James Alkire

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CITY OF MERCER ISLAND

FILE NO. 593