



CITY OF MERCER ISLAND  
Department of Community Development

MIV 79-13

APPLICATION FOR VARIANCE

(Note to Applicant: Before preparing the application, please read information and instructions on Page 4.)

Name of Applicant: GEORGE ALBERT PERRET & LEO ANDERSON  
Mailing Address: 4661 FOREST AVE SE / 4703 FOREST AVE SE  
Phone: 232 3455 Date of Filing: 4/18/79

TO THE HEARING EXAMINER:

The undersigned applicants ~~(is)~~ are the owners of the property described as follows:

LOT 14 AND NORTH 30' OF LOT 13, SOUTH 20' OF  
LOT 13 AND LOT 12, LAKE ISLE, PER PLAT  
RECORDED IN VOL 19 OR PLATS PAGE 35 RECORDS ON KING COUNTY,  
WASHINGTON  
(Give legal description, including lot, block, tract, etc.)

The property for which this application is made is located at: (Give street address, if any, or location by reference to streets, alleys, property lines, etc.)

4661 AND 4703 FOREST AVE SE

Above-described property was acquired by applicant S on the 11<sup>TH</sup> day of 13 1958. The present zoning of subject property is: R15.

REQUEST: Applicants request a variance on the above-described property for the following reasons. State exactly what is intended to be done on, or with, the property which does not conform to existing zoning regulations. State precisely what adjustment is sought.

THE PROPERTIES DESCRIBED ABOVE ARE TO BE DIVIDED INTO  
THREE LOTS INSTEAD OF TWO. LOT A IS 80 FEET OF  
WATERFRONT WITH EXISTING PERRET HOUSE. LOT B IS  
A VIEW LOT WITHOUT WATERFRONT ACCESS AND HAS THE  
EXISTING ANDERSON HOUSE. LOT C WILL BE A VACANT 70 FOOT  
WATERFRONT LOT, TWO VARIANCES ARE REQUIRED:

- 1) LOT C HAS A 90' X 165' BUILDING SITE LESS SETBACKS  
RATHER THAN THE REQUIRED 80 X 90 RECTANGLE WITHIN  
THE PROPERTY.
- 2) ALL THREE LOTS HAVE OVER 15000 FT<sup>2</sup> GROSS AREA BUT  
ARE UNDER 15000 WHEN THE DRIVEWAY IS DEDUCTED. NET AREAS  
ARE WITHIN 10% OF THE R15 ZONING.

NOTE TO APPLICANT: The Hearing Examiner is required by law to make written findings of fact from the showing applicant makes, from testimony or evidence, and from information contained on this form that, beyond reasonable doubt, the below enumerated conditions apply to the subject property. State in detail in what respects the facts pertaining to the property or its intended use meet these required showings. (Use additional sheets, if necessary.)

1. That because of the conditions recited below, there are special circumstances applicable to the particular lot or tract, such as size, shape, topography, location or surroundings, trees or ground cover or other physical conditions:

1) THE 70 X 185 AREA IN LOT C PROVIDES A MUCH BETTER BUILDING SITE WITHOUT RESTRICTION DUE TO THE CONTOUR OF THE LAND.  
2) THE EXISTING DRIVEWAY PROVIDES GOOD SEPARATION FOR THREE HOUSES AS INTENDED BY R15 ZONING. WATERFRONT LOTS REMAIN THE SAME (80' & 70'), CREATING NO CHANGE

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

HOUSES ARE WELL SPACED IN THE ADJACENT NEIGHBORHOOD.  
WATERFRONT IS NOT OVERCROWDED.

3. 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 subject property is situated for the following reasons:

THIS PROPERTY SPLIT REVERTS THE ORIGINAL PROPERTY  
TO

NOTHING DETRIMENTAL

4. The granting of the variance will not conflict with the general purposes and objectives of the comprehensive general plan for the following reasons:

THE PROPERTY SPLIT IS IN AGREEMENT WITH THE  
ORIGINAL R15 ZONING.

5. Can subject property not be reasonably used under the provisions of the zoning ordinance? If your answer is "no," explain why:

VARIANCE FROM THE 80 X 90 BUILDING SITE  
REQUIREMENT BY PERMITTING A 70 X 185  
AREA (LESS SETBACKS) IS AN IMPROVEMENT.

PLEASE READ:

A variance is the means by which property owners are granted modifications from the strict application of zoning code provisions. On Mercer Island, the Hearing Examiner reviews situations where the uniform application of the Zoning Code would unfairly burden one property more than other similar properties in the area.

The Hearing Examiner holds two public hearings per month on the 1st and 3rd Fridays of each month at 1:30 p.m. Applications must be filed with the Department of Community Development at least 30 days prior to the scheduled hearing days.

- a. The next Public Hearing date is: \_\_\_\_\_
- b. The last day to file for this Public Hearing is: \_\_\_\_\_

REQUIREMENTS FOR FILING AN APPLICATION FOR VARIANCE

1. Filing Fee (Ordinance No. 447)
2. Application Form
3. Assessor's Map or Maps
4. Plot Plans (2 copies)
5. Photographs, and other exhibits are optional

1. The City of Mercer Island requires the applicant to pay a fee when a variance application is filed. This fee helps defray advertising and other administrative costs associated with processing the application.
2. In preparing your application, all questions must be answered accurately and neatly. This is an official document and must be kept in good order. The application must be filled out completely and signed by the owner(s) of property before a Notary Public. Signatures of contiguous property owners may be secured if the applicant feels this will help substantiate his/her request. However, submittal of such evidence shall not infringe upon the powers vested in the City of Mercer Island to hear the application.
3. An Assessor's map or maps, showing each lot with 300 feet of the exterior boundaries of subject property, must accompany the application. These maps may be purchased for a nominal fee at the Department of Public Works, Ninth Floor, King County Administration Building, Seattle. Do not mutilate by cutting or drawing on these maps.
4. Two (2) PLOT PLANS showing the exact dimensions of the property to an appropriate engineer's scale (1"= 50', etc.), all existing and proposed buildings or improvements and their setbacks, tree and ground cover, adjoining streets, watercourses, roads and highways, access points, fencing, and any other information that will illustrate your proposal must be included with the application. If new building construction is involved, a floor plan showing conditions and proposed changes should be submitted. Plot plans should be done in ink or blue-lined on good quality unruled paper. Five (5) foot contours and a profile (cross-section) must be shown on each plot plan when an alleged topographical hardship exists.
5. PHOTOGRAPHS of the subject property on a scale large enough to illustrate the variance request are helpful to the Hearing Examiner and may be submitted with this application.

When the above requirements are met, file the APPLICATION, MAP, PLOT PLANS AND FILING FEE with the Hearing Examiner representative, City Hall, 3505 88th Avenue SE, Mercer Island, WA. This should be done in person and not by mail. The application must be complete in every respect (ALL questions answered) before it can be received and certified.

The Hearing Examiner has authority to take final action on all variances under Mercer Island Resolution No. 742. Any action may be appealed to the City Council under procedures set up by the Council.

A F F I D A V I T

STATE OF WASHINGTON )  
                                  ) ss  
COUNTY OF KING        )

\_\_\_\_\_, being duly sworn, depose and say\_\_ that we are the owners of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are, in all respects, true and correct to the best of our knowledge and belief.

George Albert Perret  
(Owner)

L. W. Anderson  
(Owner)

232-3455 / 232-2765  
(Telephone)

4661 FOREST AVE. SE M.P.  
(Mailing Address)

Subscribed and sworn to before me this 25th day of April, 1979.

Robert J. Olson  
Notary Public

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C E R T I F I C A T I O N

This is to certify that the foregoing application has been inspected by me and found to be thorough and complete in every particular and to conform to the rules and regulations of the Hearing Examiner governing the filing of such application.

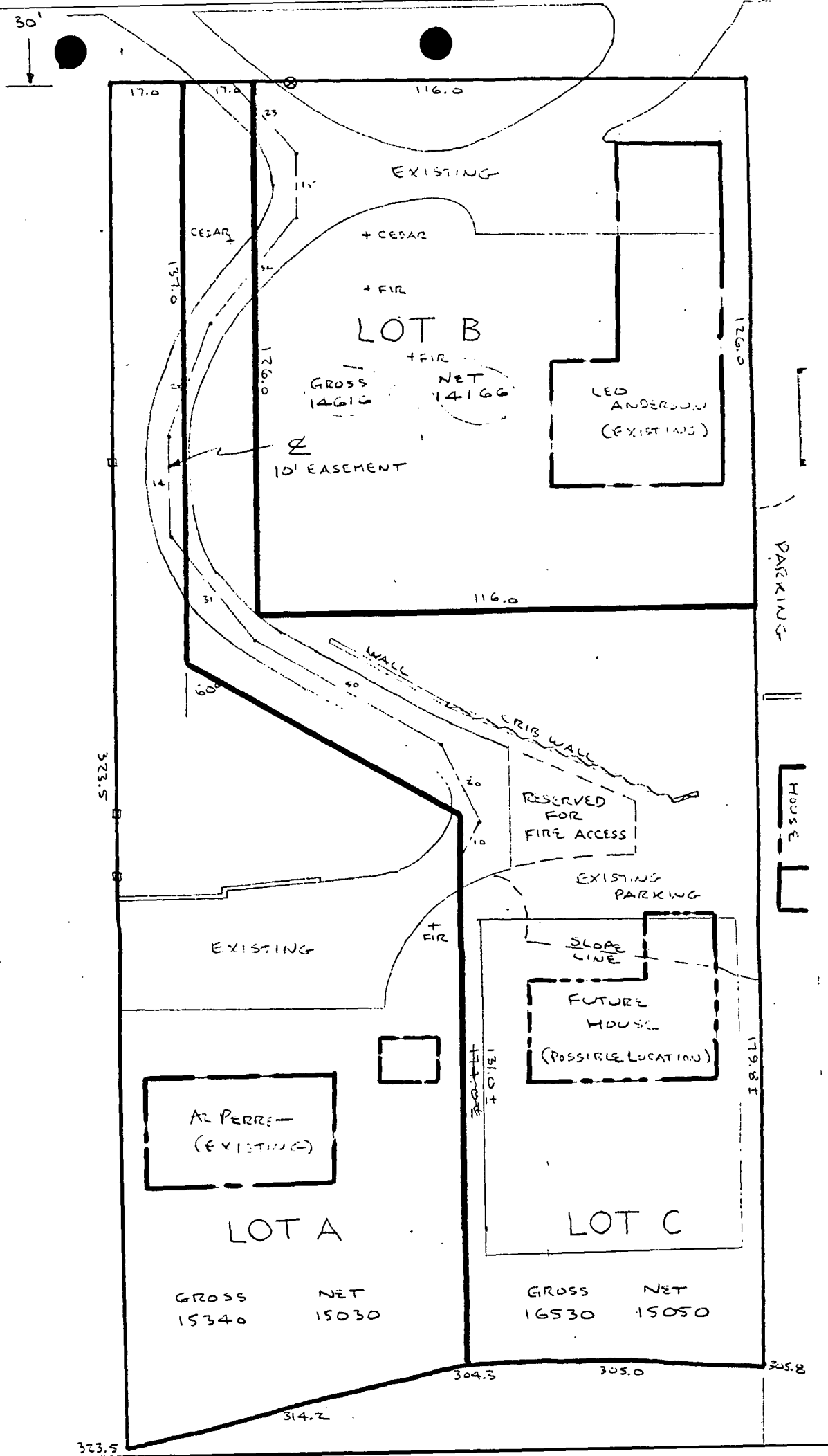
By: Alan J. Wallace  
Staff for the Hearing Examiner

HOUSE

HOUSE

PARKING

HOUSE



17.0 17.0 116.0

EXISTING

+ CESAR

+ FIR

LOT B

+ FIR

GROSS 14616 NET 14166

10' EASEMENT

126.0

116.0

323.5

WALL

CRIB WALL

RESERVED FOR FIRE ACCESS

EXISTING PARKING

EXISTING

+ FIR

AL PERRE (EXISTING)

LOT A

GROSS 15340 NET 15030

SLOPE LINE

FUTURE HOUSE (POSSIBLE LOCATION)

LOT C

GROSS 16530 NET 15050

179.81

304.3 305.0 305.8

314.2

323.5