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APR 17 1989



DEPARTMENT OF
COMMUNITY DEVELOPMENT

CITY OF MERCER ISLAND
Planning Department
3505 85th Ave. S.E.
Mercer Island, WA 98040

Subject: Bender Variance Application
2765 60th Ave. S.E.

I have reviewed the summary of the proposed zoning variance, submitted by planning consultant Shannon Hart. I request that you follow her recommendation and DENY the variance.

As a resident of the East Seattle community since 1940 (49 years) I believe I can speak about the character of this district. In no way do I find that the variance would qualify under the criteria specified in Section 19.04.1404(B) of the Mercer Island Zoning Code, which was listed in paragraph 17 of the summary.

The granting of the proposed variance, in addition to encroaching on a substantial portion of the Caulkins Landing Park area, would establish a dangerous and irreversable precedent which others will soon follow. A waterfront lot of 7200 square feet will soon promote condo-style lots and buildings and destroy the character of the the community started way back in 1894 by Calkins himself.

In my own case, my lot is 14,756 square feet. If the proposed variance is approved, then I will submit a similar request to divide my lot into two plots, one of 7200 square feet, and the second of 7556 square feet. In doing so I will not have any significant effect on Calkins Landing Park.

Thank you for your consideration in this matter.

Best regards,

A handwritten signature in cursive script, appearing to read "T. Winter, Jr.", with a large flourish at the end.

Thomas R. Winter, Jr.
2725 60th Ave. S.E.
Mercer Island 98040