



April 24, 1989

Mr. Jerry Bacon  
City of Mercer Island  
3505 88th Avenue SE  
Mercer Island, Washington 98040

Reference: Bender property variance request

Dear Mr. Bacon;

After reviewing all information available to the land owners and residents of the area surrounding the Bender property located at 2765 60th SE, we would like to add our recommendation that the variance be DENIED to that of the Planning Consultant Shannon Hart for the following reasons:

Calkins landing is a recreational area, used by the residents and relatives of the neighborhood for the enjoyment of the waterfront. The proposed driveway to the waterfront lot would significantly reduce the area of the park by thirty percent of the currently landscaped street end. (see attached photographs)

The granting of the variance will conflict with the general purpose and objective of the Comprehensive Plan of Mercer Island for this area.

The granting of the variance would conflict with the purposes and objectives of the City's Comprehensive Plan. The whole reason for creating a Comprehensive Plan is to control and regulate the growth and quality of living for any given area. If we allow individual changes for each person needs, we will very quickly dilute the quality of living that the regulations currently provide the residents of the area now.

If a variance is granted and a house were to be constructed on the new site, the only access for construction vehicles would be across the park. This would cause extensive damage to Calkins Landing, create a safety problem for the patrons of the park and would be a major inconvenience to the residents.

SUMMARY:

We feel if the size and current use of the Bender lot is not affordable or does not meet the needs of the current user, then the option is to sell it to a user that the present lot size and use would meet their needs.

Access to the property could possibly be obtained by removing the garage and entering the property from the north side of the current house.

Thank you for for hearing the voice of the residents and owners of the following properties.

NAME	ADDRESS
<u>Raymond McCall</u>	<u>2750 - 60<sup>th</sup> SE</u>
<u>Donald J. Bennett</u>	<u>2749 60<sup>th</sup> Ave SE</u>
<u>Chris N. Bennett</u>	<u>2749 - 60<sup>th</sup> AVE SE.</u>
<u>Father McCall</u>	<u>2750 - 60 SE</u>