



CITY OF MERCER ISLAND, WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

May 2, 1988

Grant and Judy Beck
7421 West Mercer Way
Mercer Island, Wa. 98040



Re: Variance Application

Dear Mr. and Mrs. Beck,

The Hearing Examiner approved your variance request today. I have enclosed his decision. You will need to file for your lot line revision by May 2, 1989.

If you have any questions, please contact me at 236-3586

Sincerely,

Scott Greenberg, AICP
Principal Planner

cc: File

CITY OF MERCER ISLAND
VARIANCE HEARING EXAMINER
FINDINGS CONCLUSIONS AND DECISION

RECEIVED

MAY 2 , 1988

**DEPARTMENT OF
COMMUNITY DEVELOPMENT**

APPLICANT: Grant and Judy Beck

APPLICATION: Variance to allow a lot line revision between
two existing lots.

SUMMARY OF RECOMMENDATION AND DECISION:

Department Community Development: Approve

Variance Hearing Examiner: Approve

PUBLIC HEARING:

After reviewing the official file which included the Department of Planning and Community Development Advisory Report; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Grant application was opened at 1:34 pm, April 21, 1988, and was closed at 1:38 pm. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the Department Community Development.

FINDINGS CONCLUSIONS AND DECISION:

Have considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

I. FINDINGS:

A. The findings of fact recommended on pages 1 and 2 of the Department of Community Development Advisory Report (Hearing Examiner Exhibit 1) are found by the Hearing Examiner to be supported by the evidence presented during the hearing, and by this reference are adopted as the Hearing Examiner's findings of fact. A copy of said report is attached hereto as Exhibit 1.

II. CONCLUSIONS:

A. The conclusions recommended by the Department of Community Development as set forth on page 3 of the Department's report accurately set forth the conclusions of the Hearing Examiner and by this reference, are adopted as the Hearing Examiner's

conclusions. A copy of said report is attached hereto as Exhibit 1.

III. DECISION:

Based upon the foregoing findings of fact and conclusions, the requested variance is APPROVED.

Entered this 2nd day of May, 1988, pursuant to authority granted under 19.04.1404 (A) of the City Zoning Code, Ordinance # A-47 as amended.

A handwritten signature in cursive script that reads "Ron McConnell".

Ron McConnell,
Variance Hearing Examiner

NOTICE OF RIGHT TO REQUEST RECONSIDERATION OR TO APPEAL:

1. **Request for Reconsideration.** Pursuant to Section 19.04.1404 (A) (9) of the City Zoning Code, any party to the proceeding who is aggrieved by the decision of the Examiner may submit a written request with the City Clerk within ten (10) calendar days of the date of the Examiner's written decision. Such request shall specify the error of law or fact, procedural error, or new evidence which could not have been reasonably available at the time of the hearing conducted by the Examiner, which is the basis for the request.
2. **Appeal.** Pursuant to Section 19.04.1404 (A) (10) of the City Zoning Code, any party to the proceeding who is aggrieved by the decision of the Examiner may submit a written appeal to the City Council by filing the appeal with the City Clerk within ten (10) calendar days of the date of the Examiner's written decision. Such appeal shall specify the error of law or fact, procedural error, or new evidence which could not have been reasonably available at the time of the hearing conducted by the Examiner, which is the basis for the request.
3. Any request for Reconsideration by the Variance Hearing Examiner or Appeal to the City Council shall be filed with:

City Clerk
City of Mercer Island
3505 88th Avenue S.E.
Mercer Island, WA 98040

NOTICE OF TIME LIMITATION UPON APPROVAL OF VARIANCE:

Pursuant to Section 19.04.1404 (A) (8) of the City Zoning Code, a variance authorized by the Examiner shall become void after the expiration of one (1) year from the date of the decision less:

1. A building permit application conforming to the approved variance is filed with the City; or;
2. A subdivision application conforming to the approved variance is filed with the City; or
3. The approved variance specifically provides for a greater authorization period.

MINUTES OF THE APRIL 21, 1987

VARIANCE HEARING ON THE

GRANT APPLICATION:

Ronald L. McConnell was the Hearing Examiner for this matter. Participating in the hearing were: Scott Greenberg, representing the Department of Community Development; and .

The following exhibits were offered and entered into the record:

1. Department of Community Development Advisory Report.
2. Vicinity Map.
3. Site Plan.
4. Application.

PARTIES OF RECORD:

Grant and Judy Beck
7421 West Mercer Way
Mercer Island, WA 98040