

2749 60th Avenue SE
Mercer Island, Washington 98040
April 14, 1989

City of Mercer Island
Department of Community Development
3505 88th Avenue SE
Mercer Island, Washington 98040



Dear Sirs:

We are writing with regard to a requested lot size variance by Helene Bender at 2765 60th Avenue SE. We have read with interest a copy of a planning consultant's report by Shannon Hart that evaluates the proposed variance.

"Maintenance of existing single family residential character" is an objective of Mercer Island's Comprehensive Plan and Shoreline Management Master Program. Existing R8.4 zoning in the subject area makes that objective very difficult due to recent propensity of owners to build/remodel homes with sizes "to the limits" of height and setback codes...and often beyond the limits. If all homes were at "the limits" on minimum zoned lot sizes, it certainly would negatively affect the "...existing...character" of the neighborhood. Any reduction in allowable lot size will accelerate the change of neighborhood character.

Approval of the requested variance would set a difficult precedent for maintaining zoning code standards for division of other existing waterfront properties in the neighborhood. R8.4 zoning minimum lots are almost 17% larger than the proposed 7200 square foot lot. Approval of such a significant variance would tend to erode public confidence in the perceived property protection of zoning codes.

Previously approved variances for reduction in minimum lot size in the neighborhood are adjacent to multiple family zone areas. As such, they form a transition area between multiple family and single family zones. We believe that the applicant's proposed variance does not qualify as a transition area.

In keeping within the intent of city planning guidelines to protect community character and public interest, we urge you to maintain the existing R8.4 lot size zoning requirement and therefore deny the requested variance.

A handwritten signature in dark ink, appearing to read "Donald J. Bennett".

Donald J. Bennett

RECEIVED

APR 18 1989

A handwritten signature in dark ink, appearing to read "Chris W. Bennett".

Chris W. Bennett

DEPARTMENT OF
COMMUNITY DEVELOPMENT

RECEIVED

APR 20 1989

Thomas E. Odell
Diane T. Odell
6215 S.E. 30th
Mercer Is., Wa. 98040
232-4645

DEPARTMENT OF
COMMUNITY DEVELOPMENT

April 18, 1989

Hearing Examiner
City of Mercer Island

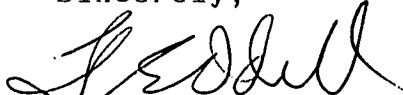
Re: Calkins Landing

We are writing a letter to protest the extension of the street end on S.E. 28th to allow access for property development to the north of Calkins Landing. Granting of this right would seriously destroy a long time neighborhood gathering place.

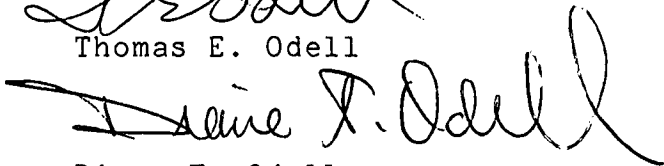
Our family has frequently used this community facility over the last 15 years. Granting of street access to the property in question would result in destroying beach access to most of our neighborhood. It is the one swimming beach which we are able to enjoy with relative ease.

Given the assault that has occurred on open space in this neighborhood over the last few months, this neighborhood cannot afford to lose any of it's precious public space.

Sincerely,



Thomas E. Odell



Diane T. Odell

