



October 17, 2023

City of Mercer Island
Community Planning & Development

RE: Permit # 2309-048

Responses Intake Screening Incompletion (dated September 14, 2023)

Intake Requirements

1. Add a bookmark to each sheet in the plan set. The bookmarks should indicate: The Sheet Number and The Sheet Description (i.e. A0.0 – Site Plan)

Response: *The bookmark has been created for each sheet in the plan set.*

2. Clear all comments from the Comment Pane on the PDF file. The Comment Pane on the plan set will be used to record plan review comments and must be clear prior to submittal.

Response: *The Comment Pane on the PDF file has been cleared.*

3. The Seasonal Development Limitation applies to site work proposed in geologically hazardous areas between October 1 and April 1 per Mercer Island City Code 19.07.160.F.2. A Waiver to the Seasonal Development Limitation is required for this project if site work is proposed between October 1 and April 1 per Mercer Island City Code 19.07.160.F.2 – please contact our front counter staff for additional information and application material or visit our City website.

Response: *The applicant will comply with MICC 19.07.160.F.2 and no land clearing, grading, filling, and foundation work will be performed between October 1 and April 1. The note is added on Sheet A0.1 to indicate compliance.*

4. Some projects require a Hold Harmless Agreement per Mercer Island City Code 19.01.060 due to the following site risks. This document will be emailed to the project contact once the permit application is in review. The property owner must sign this document in front of a notary. The applicant must record the document with King County prior to permit issuance.

Response: *We will wait for the Hold Harmless Agreement document to be emailed to us once the permit application is in review.*

Fire Requirements

1. Please indicate that a NFPA 13D Fire Sprinkler System will be installed by placing this statement on the plans. “A NFPA 13D Fire Sprinkler System in compliance with NFPA 13D and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required.”

Note that this system requires a minimum of 1” water meter and 1” water supply line.

Response: *Notes have been added to Sheet A0.1 to indicate compliance.*

Land Use Requirements

1. Indicate critical areas and buffers (wetland, watercourse, steep slope)

Response: *Critical areas have been indicated on sheet A0.2. Steep slope area has been indicated on Sheet C0.1 and A0.2. Buffers have been indicated on sheet C0.1 and A0.2, including 200’ shoreline management limits, 60’ stream buffer, 10’ buffer setback, and 45’ piped stream setback.*

2. Indicate any land use applications associated with this property / project.

Response: *No change of land use is proposed for this property. No Accessory Dwelling Units or Detached ADUs have been proposed.*

3. The home is protruding into the required yard setbacks making this a legally nonconforming structure. Add calculations to show no more than 40 percent of the length of the dwelling’s existing exterior walls, excluding attached accessory buildings, is structurally altered. Any portion of the length of existing walls that is structurally altered shall be included in calculating the 40 percent threshold (MICC 19.01.050 (D)(1)(b)(i)).

Response: *See sheet A0.2 for diagram and calculation indicating compliance.*

4. A separate shoreline exemption permit application is required.

Response: *Refer to the other letter submitted with this submittal “Shoreline Exemption Submittal Letter with Narrative” for applicant’s full response.*

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5. Show how the proposed work meets the criteria in MICC 19.07.130. If it cannot be shown that the project meets the criteria in the above code section then a separate critical area review 2 application is required per MICC 19.07.090(B)(2)(c).

Response: *See sheet A0.2 for notes indicating compliance with MICC 19.07.130.*

6. Indicate watercourse buffer located on this property.

Response: *Watercourse buffer locations have been illustrated on sheet C0.1 and A0.2.*

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RE: Question: Tree Inventory & Replacement Submittal Information



John Kenney <John.Kenney@mercergov.org>

To Jim Tung

You replied to this message on 8/21/2023 2:48 PM.

Reply
 Reply All
 Forward

Mon 8/21/2023 1:36 PM

Caution! This message was sent from outside your organization.

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Jim,

If no tree removal or new impervious/gross floor area over 500 square feet is proposed no report is required.

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

City **Arborist**

City of Mercer Island - Community Planning & Development

City Hall Operating Hours: City Hall temporarily closed – read more [here](#).

206.275.7713 | mercerisland.gov/trees

Schedule an inspection: [Inspection Scheduling](#)

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: Jim Tung <jim@tylerengle.com>

Sent: Monday, August 21, 2023 10:02 AM

To: John Kenney <John.Kenney@mercergov.org>

Subject: Question: Tree Inventory & Replacement Submittal Information

Good morning,

I am writing to inquire regarding the "Tree Inventory and Replacement Submittal Information Form". As we had previously discussed in our pre-application meeting, we are proposing no tree removal or addition at 4153 Boulevard Place. A copy of the pre-application notes is attached for your reference.

Question: Since we are not proposing any tree removal or addition, may we enter "no changes" in all categories on the form and be exempt from having to obtain an arborist's report / inventory?

Thank you,

Jim

Jim Tung
Senior Architect



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