



October 17, 2023

City of Mercer Island  
Community Planning & Development

RE: Shoreline Exemption Permit Application for Permit # 2309-048

### Shoreline Exemption Submittal Requirements

1. **Completed pre-application.** Recommended.

**Response:** *The applicant's design professional has completed the pre-application (PRE-23-022) and the notes are included with this submittal.*

2. **Development Application Sheet.** Application form must be fully filled out and signed.

**Response:** *The application form has been filled out and signed and included with this submittal.*

3. **Project Narrative.** The project narrative should describe the proposed development, including any anticipated future phases, and briefly describe how the project complies with applicable criteria. The project narrative shall include documentation of the exemption.

**Response:** *The project narrative is as follows:*

*Interior remodel and alteration with minor structural work to extend the dining room and kitchen as well as providing vaulted and cove ceilings. Replace exterior roof, siding, windows, and doors. Addition of a bay window under the existing eave. Install faux beam and column trims to the existing roof at the entry bay and to the existing roof at the west façade gable end. Remove existing concrete walking path pavers for new. Repave existing concrete driveway without layout change. Reinforce and repair existing concrete retaining wall at the driveway.*

*The proposed project meets the criteria of developments exempt from substantial development permit requirement per WAC 173-27-040(2)(b) as the proposed project entails normal maintenance or repair of existing structures or developments. The replacement structure or development is comparable to the original structure or development including its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment. No alteration to the existing building footprint has been proposed.*

*In addition, the proposed project also meets the criteria of developments exempt from substantial development permit requirement per WAC 173-27-040(2)(g) as the proposed project is intended to be a development on shorelands by owners of a*

*single-family residence for their own use or for the use of their family, where the residence does not exceed a height of thirty-five feet above average grade level. The proposed project entails no grading, and all proposed improvements shall be normal appurtenances.*

4. **Title Report.** Less than 30 days old. Unless waived by the code official.

**Response:** *The applicant would like to request a waiver of this requirement.*

5. **Development Plan Set.** Please refer to the Land Use Application – Plan Set Guide in preparing plans.

**Response:** *For Shoreline Exemption, the required Site Plan (Sheet A0.3) and Landscaping Plan (Sheet A0.2) are included with this submittal. All existing trees and shrubs are to remain. In addition, Hardscape diagram is provided on Sheet A0.0 of this submittal. The line of the 200-foot shoreline management limits is shown on the scaled Site Plan (Sheet A0.3) and no work has been proposed within 150 feet of the Ordinary High Water Mark.*

6. **Critical Area Study(s).** Critical areas studies prepared by a qualified professional, if the site is constrained by a critical area.

**Response:** *The Critical Area Study has been provided on Page 4 of the Geotech Report included with this submittal.*

7. **Arborist Report.** Unless waived by the city arborist. Arborist report should be prepared by a qualified arborist.

**Response:** *The City Arborist has stated in an email: "If no tree removal or new impervious/gross floor area over 500 square feet is proposed no report is required." This email is included on the last page of this letter for your reference.*

*The project proposes no tree / shrub removal nor addition. The project proposes the removal of 264 SF of the existing hardscape area and the addition of 422 SF of new hardscape area resulting in a net addition of 158 SF of hardscape (refer to Sheet A0.0), and new gross floor area of 27 square feet (refer to Sheet A0.1). Based on these calculations, the project does not require an arborist report.*

8. **SEPA Checklist.** A SEPA checklist is required, unless the project is categorically exempt. Please consult with a planner if you are unsure if the project is exempt.

**Response:** *Per the Pre-application notes (PRE-23-022), page 8, the proposed scope of work is exempt of SEPA Review pursuant to WAC 197-11-800.*

**9. Fees.** Payment of required fees.

**Response:** *The applicant will pay the required fees.*

Shoreline Exemption Permit Application for Permit # 2309-048

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Oct 17, 2023

RE: Question: Tree Inventory & Replacement Submittal Information



John Kenney <John.Kenney@mercergov.org>  
To Jim Tung

☺ Reply ↶ Reply All → Forward 📧 ⋮

Mon 8/21/2023 1:36 PM

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

Caution! This message was sent from outside your organization. [Allow sender](#) | [Block sender](#)

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 | [merceraisland.gov/trees](http://merceraisland.gov/trees)  
Schedule an inspection: [Inspection Scheduling](#)

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**From:** Jim Tung <[jim@tylerengle.com](mailto:jim@tylerengle.com)>  
**Sent:** Monday, August 21, 2023 10:02 AM  
**To:** John Kenney <[John.Kenney@mercergov.org](mailto: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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