

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



Pre-Application Meeting (PRE23-022)

An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.

Summary:

Site Location:	4153 Boulevard PL	Parcel Number	362350-0456
Lot Size:	15,000 sq ft	Zoning:	R-15 (Single Family)
Brief Project Description:	Interior remodel/alteration with minor structural work. Replace exterior roof, siding, windows, and doors. Repave driveway. Reinforce driveway retaining wall and install new walking path paving.	Documents Provided:	<ul style="list-style-type: none">• Project narrative.• Pre-application meeting form.• List of questions.• Site plans.
Applicant Information:			
Name:		Email:	Phone:
Owner: Russell Vandebelt & Linda Vandebelt. Contact: Jim Tung (Tyler Engle Architects)		jim@tylerengle.com	(206) 621-7241
Second Pre-application Meeting Required:	Not Applicable		

Applicant Questions:

1. The current house was built in 1952 and the yard orientation has since changed. The nonconforming north setback in grandfathered. The applicant would like to add a bay window at the upper level of the west side of the house that is within the non-conforming setback. The bay window would not extend out past the existing eave of approximately 28" in depth, therefore not increasing the nonconformity. We need to know if this is permissible.

Staff Response: Per MICC 19.01.050(D)(1)(b): "A legally nonconforming detached single-family dwelling may be intentionally altered or enlarged without losing its legal nonconforming status as long as no more than 40 percent of the length of the dwelling's existing exterior walls, excluding attached accessory buildings, is structurally altered."

It will need to be shown that the bay window will not extend past the current eave and not increase the current nonconformity. Calculations will also be needed to show less than 40% of the exterior walls are being structurally altered.

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2. We would like to discuss any additional requirements or potential issues that you see based on the provided drawings?

Staff Response: See Planning comments

3. The applicant would like to replace/repair existing French drains at the east and north perimeters of the existing dwelling. There is no proposed change to existing lot coverage. The delta of replacement/increase of hard surfaces (from driveway leading up to the entry bay) is no more than 330 sf. No other ground disturbance is proposed. Can you please confirm no design of on-site stormwater management system is required?

4. **Staff Response:**

1. Regarding the question for the existing French drains, where this French drains connecting to?

2. Regarding the requirements for the drainage review and design:

- If the project results in 2,000 square feet, or greater, of new plus replace hard surface area, or has a land disturbing activity of 7,000 square feet or greater, or results in a net increase of impervious surface of 500 square feet or greater, then a full drainage plan and drainage report prepared, stamped and signed by a licensed civil engineer, and meeting MICC 15.09.050 are required
- Replaced hard surface for structures is based on removal of exterior walls down to the foundation or to the subfloor. If any part of an exterior wall is removed down to the foundation or to the subfloor of the main floor, and is replaced, all supporting roof area replaced is considered Replaced Hard Surface. Based on submitted plans, a majority of the exterior walls will be removed to the subfloor, please provide the calculations and details of all supporting roof area, and all new plus replaced hard surface area. If the area is 2,000 sf or more, then a full drainage design is required.

5. The proposed work is quoted at \$1.2M. The current total property value is appraised at \$2,770,000 (per King County Parcel Viewer). The ratio of proposed work costs to the appraised property value is therefore approximately 43%. At the ratio of 43%, and per previous conversation with City of Mercer Island, it is understood that no fire protection/sprinkler system would be required. Can you please confirm? Can you also confirm any other requirements set by the Fire Marshall (such as smoke/carbon monoxide detector)?

Staff Response: This will be evaluated based on the Standard Valuation form provided in section The value is compared to this valuation form and the construction cost of the overall project, not the Assessed Valuation

6. We would like to discuss any additional requirements or potential issues that you see based on the provided drawings.

Staff Response: See fire comments.

7. We are proposing no removal or addition of any trees on the lot. Can you please provide a waiver for the "Tree Inventory and Replacement Submittal Worksheet"?

Staff Response:

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The form is not required for the meeting. It will be required when you submit for the permit.
You can state no trees proposed for removal.

Review Comments:

Fire Comments:

Fire Contact: Jeromy.Hicks@mercerisland.gov or 206-275-7966.

1. Building Information
 - a. PRE-APPLICATION Number: **PRE23-022**
 - b. Address: 4153 Boulevard PI
 - c. Use: Remodel/Alt
 - d. Construction Type: Wood Frame Type Vb
 - e. Square Footage: unknown
 - f. Deficiencies Noted: **4+**
2. Developer Handbook
3. Applicant Questions:

The proposed work is quoted at \$1.2M. The current total property value is appraised at \$2,770,000 (per King County Parcel Viewer). The ratio of proposed work costs to the appraised property value is therefore approximately 43%. At the ratio of 43%, and per previous conversation with City of Mercer Island, it is understood that no fire protection / sprinkler system would be required. Can you please confirm? Can you also confirm any other requirements set by the Fire Marshall (such as smoke / carbon monoxide detector)?

Staff Response: This will be evaluated based on the Standard Valuation form provided in section 4. The value is compared to this valuation form and the construction cost of the overall project, not the Assessed Valuation.

We would like to discuss any additional requirements or potential issues that you see based on the provided drawings.

Staff Response: See below sections.

4. Fire Valuation Form: Found HERE
 - a. Remodels less than 10% No Fire Review needed.

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- b. Remodels between 10% and 49% - Monitored Fire Alarm required (Chapter 29 of NFPA) if there are deficiencies related to access, grade, distances from hydrant or fire flow.
 - c. Remodels in excess of 50% are required to install a NFPA 13D Residential Fire Sprinkler System.
5. Sprinkler information
- a. Remodels exceeding 50% valuation are required to install a NFPA 13d Fire Sprinkler System. An exterior bell is required to be installed and must activate upon water flow. Interior smoke detectors or sounders must also be interconnected with the water flow switch.
 - b. [Fire Sprinkler Requirement 13d \(minimum\)](#)
6. Fire Alarm information:- For remodels with 10-50% valuation (and deficiencies)
- a. Fire Alarm (NFPA 72) may be required due to width of the fire access road.
 - b. No current deficiencies noted. This may change at building permit submittal.
 - c. [Fire Alarm Standard Link](#)
7. Hydrant and fire flow information (IFC Appendix A)
- a. **The fire flow at the residence does not meet requirements. Hydrant WA-HY-D3-11**
 - 1205gpm at 96psi
 - **Fire flow is dependent on the residential square footage.**
 - b. Distance from hydrant to access= 70' (<250')
 - c. Distance from hydrant to furthest point of residence= 262' (<600' w/ sprinklers, 300'w/o sprinklers)
 - d. **Distance from access to furthest point of residence= 192' (>150')**
8. Access road (2018 IFC Appendix D) Turn Around. None provided, although the residence is within 150' of a cross street that could be considered as a turn-around.
- a. **Width. All access roads under 500 feet in length are required to be 20 feet in width. Width at time of pre-application meeting was 17.91 feet.**
 - b. Fire Access Road does not exceed 150'
 - c. **Slope. Slope exceeds 10%. (13%)**
 - d. Turn-around = not applicable – use cross streets
 - e. [Fire Apparatus Road Standard Link](#)

**Subject to change pending submittal of plans and plan review. Plan approval/ Plan review does not relieve the designer/contractor from complying with all applicable codes and requirements as adopted by the City of Mercer Island and the State of Washington, nor does it abrogate the requirements of other authorities having jurisdiction.*

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/fire-permits-and-fire-prevention-information>

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Tree Comments:

Tree Contact: John.Kenney@mercerisland.gov or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code.
2. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal. All exceptional trees need to be protected. If more than 500 square feet of new impervious surface or gross floor area.
3. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
4. Confirm the dead maple has been removed. Or contact public works to have the dead maple on the right of way removed customerservice@mercerisland.gov.
5. Please describe the retaining wall repair work near the city Douglas fir. Further excavation could damage or destabilize the tree.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

Civil Engineering Comments:

Civil Contact: Ruji.Ding@mercerisland.gov or 206-275-7703

1. Please refer to Title 15 MICC for our Water, Sewers, and Public Utilities code.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

Building Comments:

Building Contact: Gareth.Reece@mercerisland.gov or 206-275-7710

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

1. BBQ's are typically listed to a standard that does not allow them to be installed under overhead combustible construction. Most BBQ installations (if under overhead construction) have been approved with code alternative applications, where the applicant demonstrates that the install is as safe as if the BBQ were located away from the structure. (trying to keep this comment short... please discuss/reach out to me for more info).

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Planning Comments:

Planning Contact: grace.manahan@mercerisland.gov or 206-275-7764

If the work meets the modifications listed in MICC 19.07.130 then a critical area 1 review will be needed.

If work exceeds the modifications listed in 19.07.130 then a sperate critical area review 2 application will be required.

2. Residential Zoning Standards:

a. Yards

- i. Front yard: 20 feet
- ii. Rear yard: 25 feet
- iii. Side yards:
 1. Requirements based on lot width: (15 feet total; no side yard less than five feet - **OR**- Total side yards must be at least 17% of the lot width; no side yard less than 33% of the total side yard requirement.
 2. Variable Side Yard Depth Requirement:
 - a. Variable Side Yard Depth Requirements apply to interior lot lines only.
 - b. A minimum side yard of 7.5 feet is required for 1) nongabled roof ends where the height is more than 15 feet; or 2) gabled roof ends more than 18 feet. Both measurements are taken from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.
 - c. A minimum side yard of 10 feet is required for single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard.
- iv. Eaves may only protrude up to 18 inches into yards; note that no protrusion is allowed within *minimum* side yard setbacks.
- v. No eave and minor building element protrusion is allowed into the minimum side yard setback established by either the requirements based on lot width or Variable Side Yard Depth Requirement. (MICC 19.02.020(C)(3)).

b. Height:

- i. 30 feet maximum above the Average Building Elevation (ABE) to the highest point of the roof.
- ii. 30 feet on the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.

c. Lot Coverage:

- i. Calculated by totaling the following:
 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage)
 2. Roof line (includes eaves and covered decks)
- ii. Lot Coverage is limited to a percentage of net lot area; this percentage varies between 20-40% depending on the slope of the lot. Lot slope is calculated by subtracting the lowest existing elevation from the highest existing elevation and dividing the resulting number by the shortest horizontal distance between these two points.
- iii. Allowed a maximum of 9% of the lot area can be hardscape

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1. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, and other hardened surfaces other than drivable surfaces or roofs.
 2. Hardscape improvements can be within the maximum lot coverage allowance. That is, if the proposed lot coverage is less than the maximum lot coverage, the difference between the maximum and proposed areas can be used for hardscape.
- d. Gross Floor Area:
- i. Gross Floor Area includes:
 1. The main building, including but not limited to attached accessory buildings.
 2. All garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 square feet.
 3. That portion of a basement which projects above the lower of existing grade or finished grade as defined and calculated in Appendix B of this development code.
 4. Staircases.
 5. Decks that are attached to the second or third level of a single-family dwelling and are covered by a roof. For the purposes of calculating the gross floor area of covered decks, the entire deck area covered by the roof shall be accounted for as floor area, provided an 18-inch eave extending beyond the edge of the deck shall not be included in the gross floor area.
 6. Space under stairways or stairwells that is used, for example, as a closet or storage space if that space meets the definition of "Floor."
 - ii. Maximum is 40% or 12,000 sf, whichever is less.
 - iii. Based on ceiling height, additional GFA may be applied
 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.
 2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
 3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
 - iv. Second or third level covered decks count towards GFA, only uncovered or covered decks on the main level don't count towards GFA
3. Critical area constraints (on and off-site)
 - a. Potential slide, seismic and erosion.
 - b. Critical area study
 - c. Geotechnical reports must address the criteria in MICC 19.07.160, which include an analysis documenting that the subject property, neighboring properties, and other critical areas will not be adversely impacted. A statement of risk must also be provided. Please review this code section for full details.
 4. Shoreline
 - a. Development is limited within 50 feet of the Ordinary High Water Mark (OHWM): 10% lot coverage and impervious surface is allowed within 0-25 feet of OHWM and 30% is allowed within 25-50 feet from the OHWM).

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- b. No structures are allowed within 25 of the OHWM.
- c. At building permit application, please provide a signed Shoreline Substantial Development Permit Exempt Affidavit -OR- apply for a Shoreline Substantial Development Permit.
- 5. State Environmental Policy Act (SEPA) Review
 - a. The proposed scope of work is exempt pursuant to WAC 197-11-800.
 - b. If the scope of work changes, SEPA Review may be required. Please refer to WAC 197-11-800 or consult with planning staff to SEPA requirements.
 - c. If wetlands or watercourses are found on site (i.e. lands covered by water), SEPA Review will likely be required.
- 6. Underlying Plat limits
 - a. Conditions
 - b. Covenants
 - c. Easements
- 7. Easement:
 - a. Utility and Other Easements. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.
- 8. Vesting: Please see the standards in MICC 19.15.170.
- 9. Application fees
 - a. Deposit due at time of application
 - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.
 - c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
- 10. Land Use Application Process and Estimated Timeline:
 - a. Required land use approvals.
 - i. Describe options and the required land use approvals for each option
 - b. Prompt for consolidated review
 - c. Summary of procedural steps
 - i. Pre-Application meeting
 - ii. Submit application electronically.
 - iii. Application Completeness Check
 - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins.
 - v. Review comments may be sent out if needed.
 - vi. Notice of Decision
 - vii. Appeal period
 - a. Land use approvals are valid for a period of 3-years from the date of approval.

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Land Use Decisions

Type of Review	Target
Completeness Review	4 weeks
First review	8-12 weeks
Second and subsequent reviews	6 weeks
Staff Report / Decision (following completion of review)	3-4 weeks

Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

For more information on Land Use and Planning please refer to this useful webpage:
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

Sincerely,

Grace Manahan
Assistant Planner
Community Planning & Development
City of Mercer Island

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