



S T U R M A N
A R C H I T E C T S

Date: December 14, 2023

To: City of Mercer Island Building Department
9611 SE 36th Street
Mercer Island, WA 98040

From: Kati Eitzman
Brad Sturman
Sturman Architects

Re: Asdourian Residence
5300 Butterworth Rd
Mercer Island, WA 98040
Tax Id # 866140-0020

Subj.: Shoreline Exemption – Application Narrative

An exemption is being requested due to qualification by WAC 173-27-040(g):
“Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to chapter 90.58 RCW.”

NARRATIVE:

The project site is a 20,076 square foot lot adjacent to a shared communal grass waterfront lot. The lot is very gently sloping, with about a 3.5% slope. According to the Mercer Island GIS, it is almost entirely encompassed by Potential Landslide and Seismic Hazard Critical Areas. During exploratory borings conducted by the project Geotechnical Engineer, water was found less than 10 feet from the surface. Borings happened in early spring when water levels were at their highest.

An existing single-family residence will be demolished.

A new single-family residence with attached garage will be constructed in roughly the same location and orientation as the existing house. The house will be two stories and 7046 square feet of heated space with an 861 square foot garage. To accommodate geotechnical conditions found on the site, the foundation will be a structural slab on grade with pin piles extending down to non-liquefiable soil. The rear patio will also be a structural slab on pin piles.



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No regulated trees are planned for removal.

We are requesting a Concurrent Review of our Building Permit Application, Critical Area II Review Application and Shoreline Exemption Application.

Sincerely,

Sturman Architects,
Kati Eitzman