



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE

March 8, 2024

Seifert Remodel & Addition
3261 67th Ave. SE.
Mercer Island, WA 98040

RE: Shoreline Exemption for a Single-Family Residence, Project Narrative

Project Narrative:

Property with proposed scope of work is located on the northern western side of the Island, on 67th Ave. SE. The surrounding properties are all zoned residential and have developed single family residences on them. The surrounding properties have much of the same sloping terrane.

Structure scope of work: The existing structure is a 2 story, w/ basement, 5,129 SF wood framed Single Family Residence (SFR). Proposed scope of work includes addition of 1,437 SF and remodel of existing 5,129 SF conditioned living space. Primary location additional SF is located on upper floor, over existing main floor conditioned living space. The other area of remodel is along the existing westerly exterior wall on the main floor. Proposed change is to remove the 45-degree walls and replace with a single flat exterior wall. Note that the reconfiguration of the main floor exterior wall remains within the existing building footprint/eave line (please see Architectural Plans). Minimal change is proposed on the lower/basement level.

Site scope of work: The existing western (waterside) portion of the property has a terraced yard that included a concrete retaining wall, center set of concrete steps connecting the terraced yard areas, concrete walkways, and circular patio. This is located between the 0'-25' Shoreline buffer & 25'-50' Proposed scope of work includes removing the existing concrete retaining wall, terracing the yards, to create a larger, level, flat yard area. To enhance the shoreline, we are permanently removing 192.6 SF of existing impervious/hardscape surfaces. Per proposed addition of 1,437 SF of GFA, we have developed and incorporated a conceptual shoreline vegetation mitigation plan that is required per MICC 19.13.050.K.4.i. Please see included Shoreline Vegetation Mitigation Plan and Wetland and Shoreline Vegetation Report prepared by Altmann Oliver Associates, LLC. We are also proposing the replaced concrete walkways to be narrower than existing, to help improve along the shoreline and property. Approximately 80-90 Cubic Yards of soil is proposed to be removed from the upper portion of the terraced yard. No other site work is proposed on the property and is limited to the western side.



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Proposed future phases: At this time no future phases of work are anticipated by the property owners.

Shoreline Exemption Criteria:

Personal Use: As per included signed and notarized affidavit for exemption from substantial development permit WAC 173-27-040(2)(g) by property owners, they will be personally residing and will be for personal use in this Single-Family Residence upon completion of the proposed remodel and addition, outlined above in this document.

Building Height: Does not exceed a height of 35'-0" above average grade level. The proposed addition to the existing structure does not exceed 35'-0" above the Average Building Elevation. This can be seen in the submitted Architectural Plan Set (Sheet A3.01 & A3.02) in the Building Permit Application Package.

Grading: We are proposing to grade less than the 250 Cubic Yards threshold and the actual amount is approximately between 80-90 Cubic Yards of soil is proposed to be removed and graded on the property based on the proposed scope of work.

Work waterward of the Ordinary High Water Mark (OHWM): There is no proposed work waterward of the OHWM and this is supported by all the included submittal drawings and documents, illustrating no proposed work waterward of the OHWM. All proposed work is located landward of the OHWM.

Arborist Report: As discussed in the Preapplication PRE23-029 with city Arborist, an Arborist Report is not required based on the proposed scope of work doesn't include any removal or pruning of any existing trees on the property and that none of the proposed scope of work is located in close proximity of any trees on the property. A general note has been added to the site plans sheet A1.01 & A1.02 that no proposed work to existing trees is included in this application. We have included a visual for the proposed construction access path, along the south property line, for construction equipment to access the rear or west side of the house/property. Please see this illustrated on sheet A1.02.

SEPA Checklist: As discussed in the Preapplication PRE23-029 and document in meeting notes, based on the scope of work, SEPA would not be required. Scope of work to the western portion of the property has not changed.



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Shoreline Vegetation Mitigation Planting:

As described in section above Site scope of work with the proposed addition of 1,437 SF of GFA, we have included in our submittal a conceptual shoreline vegetation plan required per MICC 19.13.050.K.4.i. Considering the existing bulkhead rockery, gravely beach area, and existing/to remain concrete pathway to dock and small circular concrete patio at northern end, we have proposed all remaining area in this location as planting area within the 20'-0" designated vegetation area per Figure C, referenced in the code. To help enhance and increase the planting area, we are permanently removing 112 SF of hardscape and converting to planting area. Please also see report # AOA-7217, Dated March 7, 2024 prepared by Altmann Oliver Associates, LLC for their assessment of the proposed shoreline vegetation mitigation plan.

Sincerely,

David K. Grubb,
Senior Project Manager