



GELOTTE HOMMAS DRIVDAHL
ARCHITECTURE

March 29, 2024

Molly McGuire, Planner
City of Mercer Island – Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

RE: Seifert Remodel & Addition

Building Permit # 2403-052

Land Use Permit # SHL24-005

Dear Molly:

The owners of the subject property have decided to propose no changes to the 25' area immediately landward of the OHWM. Additionally, they are proposing no changes to the entire westward side of the site from existing planters and existing site stairs. There are several reasons for this revised proposal.

1. Per MICC 19.13.020.A, Legal nonconforming structures may continue.
2. Per MICC 19.13.020.C, the project will not result in a net loss of ecological function. The project proposed is an internal remodel and vertical addition to the existing residence with minimal site impacts, totaling just under 5 SF on new roof area/lot coverage.
3. Per MICC 19.13.050.K.4, only "New development" requires native vegetation coverage plans. Development is defined in MICC 19.16 as 'alternation of the natural environment' through various means. With the removal of the proposed site revisions to the area westward of the existing planters and stairs, including the 25' area landward of the OHWM, the natural environment is not being proposed to be altered with this project from what currently exists on or around the project site.
 - a. The new lot coverage is outside of the 25' area and is over an existing concrete paved portion of the site, thus no new alterations of the natural environment are proposed.
 - b. Likewise, per MICC 19.01.050.F.3.b, the proposed new lot coverage is being offset by the reduction of approximately 10 SF existing lot coverage.

Molly McGuire
RE Seifert Remodel and Addition
March 26, 2024, Page 3

Please reference the updated plan set showing the existing legal non-conforming structures, walkways, lawn and grading in the area 25' landward from the OHWM and westward from existing planters and site stairs to remain. Likewise, please remove the Altman Oliver Associates plans from consideration for your initial review of the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric L. Drivdahl". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Eric L. Drivdahl
Principal

enc.