

August 26, 2020

City of Mercer Island
Development Services
9611 SE 36th Street
Mercer Island, WA 98040

Re: Maguire-Steiner Lot Line Revision – Project Narrative

We are pleased to submit this application for a Lot Line Revision (LLR), between the two parcels located at 7643 SE 72nd Place & 7333 Mercer Terrace Drive, Mercer Island, Washington, 98040. The King County parcel numbers of the existing parcels are: 5454000060 & 5453600240, respectively. The site consists of two existing single-family lots, both containing an individual single-family home. The project site contains a total of 23,168 SF and is zoned R-9.6.

The proposed LLR will rotate the easterly portion of the established parcel line separating the two lots (shown as parcels A and B of the included plans) resulting in a southerly shift of a portion of the common line. The northerly lot (aka Parcel A) will gain 2,115 SF through this adjustment. The existing houses are to remain on both of the adjusted lots and the proposed parcels will provide adequate square footage (12,603 SF & 10,565 SF), meet lot coverage requirements (34.5% on proposed Parcel B, and a net decrease from existing on proposed Lot A although still slightly non-conforming at 41.5% - down from the 49.8% currently existing), and meets all setback requirements as shown on the LLR plan set uploaded for this request. Additional notes/calculations showing proposed lot(s) zoning compliance are shown on sheet four of the included plan set. No site development or improvement changes to either lot are proposed at this time, and the LLR is intended to simply move the existing lot line to more-closely reflect the use areas for each lot respectively.

There are a few items from the pre-application notes provided by the City on this project (under PRE20-013, dated 4/21/2020). A quick summary of responses/notes to how these comments are addressed is provided below.

Fire Access

*Fire access is currently sufficient for both lots (accessed via fully improved public streets) and no changes are proposed as a result of this application.

Trees

*Per email correspondence with John Kenney on May 28, 2020, all trees have been located on the survey and include information regarding the diameter & driplines. Additionally, the approval note requested by John has been placed on Sheet 1 of the proposed LLR plan set. A copy of this correspondence is attached to this letter for reference.

Civil

*As noted, no utility or engineering related work is proposed under this Lot Line Revision.

Building

*Requirements noted for any future construction. However, none will result from this LLR application.

Planning

*Building setbacks for both parcels shown on sheet 4 of the proposed LLR plan set

*Lot Coverage, Hardscape and Gross Floor Area calculations for both parcels shown on sheet 4 of the proposed LLR plan set.

*Critical Areas – watercourse and buffers are shown on the LLR plan set per email correspondence with Mona Davis dated May 28, 2020. A copy of this email (same as the email regarding the tree comment) is attached to this letter for reference.

*No underlying plat restrictions/limitations noted.

*Non-conforming issues – none on Parcel B (7333 Mercer Terrace Dr), any existing on Parcel A (7643 SE 72nd Pl) including lot coverage, hardscape or GFA are being lessened by the proposed LLR as Parcel A is proposed to increase in size by 2,115 SF. No additional or increased non-conformities will result from the approval of this LLR as proposed.

*Sewer Easement is shown on sheets 3 and 4 of the LLR plan set.

Thank you for your consideration of this application for a Lot Line Revision. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,



Andy McAndrews

Land Use Director/Senior Planner

Terrane, Inc.

FW: PRE20-013 - 7643 SE 72nd Place

Andy McAndrews <andym@terrane.net>

Thu 8/27/2020 11:57 AM

To: Andy McAndrews <andym@terrane.net>

Andy McAndrews

Land Use Director/Senior Planner



m e a s u r e s u c c e s s

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Bellevue, WA 98004

From: Mona Davis <Mona.Davis@mercergov.org>**Sent:** Thursday, May 28, 2020 2:50 PM**To:** Andy McAndrews <andym@terrane.net>**Cc:** John Kenney <John.Kenney@mercergov.org>**Subject:** PRE20-013 - 7643 SE 72nd Place

Hi Andy,

I'm following up with you from our conversation last week around a needed critical area study and arborist report that were indicated as required in the pre-application notes. After further discussion around this, it's recognized that though a Lot Line Adjustment meets the definition of a development activity, it doesn't involve any physical development on the properties; it's merely moving a property boundary between two adjoining lots on paper.

As we discussed, it is important to depict any critical areas and trees on the plans to demonstrate that they are known and if the adjustment of the lot line will have any detrimental affects to those features or property owners. However, it seems onerous to require a critical area study and arborist report when nothing on the site will be physically altered or impacted by the change, particularly since the area involved with the adjustment is within a mapped buffer and will remain so. Should any other kind of development be proposed in the future, it's understood that further studies would be needed.

Per our conversation, I have asked that you utilize the City's GIS maps to provide the watercourse and associated buffer on the plans. Additionally, please show the trees with diameter and provide a note on the plans that states *"Approval of this lot line revision does not authorize removal of any trees or impacts to critical areas. Tree removals or work within critical areas must comply with Mercer Island City Code."*

John Kenney and I have discussed this and he's in agreement that this note is acceptable in lieu of providing an arborist report to process the subject lot line adjustment.

As a side note, my position with the City was eliminated recently due to budget shortfalls. Once you're ready

to submit the lot line adjustment, it will be assigned to another planner to process.

Thank you...and take care,
Mona

Mona Davis | Planning Manager



Planning & Development
206-275-7706 | mercergov.org/CPD |

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

*Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. The City Hall and the Permit Center are closed to the public as of Friday, March 13. There is no “walk in” permit service; staff are working remotely. **Please note** that the Governor has issued a Stay at Home order. More information is available on the City’s website: www.mercergov.org/cpd. Most services will be continuing via remote operations. We encourage customers to contact staff directly via email or their office number - phone lines are set up to forward calls to staff. Please contact us by phone or email for general customer support at 206-275-7605 or epermittech@mercergov.org.*

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