

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



### CITY USE ONLY

PROJECT#	RECEIPT #	FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION		ZONE
COUNTY ASSESSOR PARCEL #'S		PARCEL SIZE (SQ. FT.)
PROPERTY OWNER <i>(required)</i>	ADDRESS <i>(required)</i>	CELL/OFFICE <i>(required)</i> E-MAIL <i>(required)</i>
PROJECT CONTACT NAME	ADDRESS	CELL/OFFICE E-MAIL
TENANT NAME	ADDRESS	CELL PHONE E-MAIL

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL** (PLEASE USE ADDITIONAL PAPER IF NEEDED):

\_\_\_\_\_

\_\_\_\_\_

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

#### CHECK TYPE OF LAND USE APPROVAL REQUESTED:

APPEALS	DEVIATIONS	SUBDIVISION SHORT PLAT
<input type="checkbox"/> Building	<input type="checkbox"/> Changes to Antenna requirements	<input type="checkbox"/> Short Plat- Two Lots
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Changes to Open Space	<input type="checkbox"/> Short Plat- Three Lots
<input type="checkbox"/> Land use	<input type="checkbox"/> Seasonal Development Limitation Waiver	<input type="checkbox"/> Short Plat- Four Lots
<input type="checkbox"/> Right-of-Way Use		<input type="checkbox"/> Short Plat- Deviation of Acreage Limitation
CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	OTHER LAND USE
<input type="checkbox"/> Critical Area Review 1 (Hourly Rate 2hr Min)	<input type="checkbox"/> SEPA Review (checklist)- Minor	<input type="checkbox"/> Short Plat- Amendment
<input type="checkbox"/> Critical Area Review 2 (Determination)	<input type="checkbox"/> SEPA review (checklist)- Major	<input type="checkbox"/> Short Plat- Final Plat
<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Environmental Impact Statement	OTHER LAND USE
DESIGN REVIEW	SHORELINE MANAGEMENT	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Pre Design Meeting	<input type="checkbox"/> Exemption	<input type="checkbox"/> Code Interpretation Request
<input type="checkbox"/> Design Review (Code Official)	<input type="checkbox"/> Permit Revision	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)
<input type="checkbox"/> Design Commission Study Session	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review- Design Commission- Exterior Alteration	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Lot Line Revision
<input type="checkbox"/> Design Review- Design Commission- New Building	<input type="checkbox"/> Substantial Development Permit	<input type="checkbox"/> Noise Exception
WIRELESS COMMUNICATION FACILITIES	SUBDIVISION LONG PLAT	<input type="checkbox"/> Reclassification of Property (Rezoning)
<input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption	<input type="checkbox"/> Long Plat- Preliminary	<input type="checkbox"/> Transportation Concurrency (see supplemental application form)
<input type="checkbox"/> New Wireless Communication Facility	<input type="checkbox"/> Long Plat- Alteration	<input type="checkbox"/> Planning Services (not associated with a permit or review)
	<input type="checkbox"/> Long Plat- Final Plat	<input type="checkbox"/> Zoning Code Text Amendment
	VARIANCES (Plus Hearing Examiner Fee)	<input type="checkbox"/> Request for letter
	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Commerce on Public Property

# Koneru Short Plat Project Narrative

**Tax Account Number:** 3024059153

**Property Address:** 6610 E. Mercer Way, Mercer Island, Washington

**Applicant:** Dheeraj Koneru

## **EXISTING SITE CONDITIONS**

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### **Parcel Conditions**

Dheeraj Koneru owns a single-family home on a 1.15-acre parcel in Mercer Island, Washington. The property is located at 6610 E. Mercer Way and has Lake Washington frontage. Zoning for the subject property is R-15. The existing single-family home was built in 1955 and is located on the northern half of the property, approximately equal distance from the lake and west property line. The property slopes west to east at approximately 6.6%. Access to East Mercer Way is provided by a private road approximately 700 feet long. The private road is approximately 10-ft wide and is shared with several offsite properties.

Storm and sewer main lines are located within easements just north of the north property line. Mercer Island GIS maps indicate the storm is a 36-inch diameter CMP for conveyance of a non-fish bearing piped stream. The storm pipe discharges into Lake Washington near the northeast property corner. The sewer main flows eastward and connects into the sewer trunk line located along the Lake Washington shoreline. Public records show there are three (3) side sewer stubs serving the existing lot. There are no watermains located adjacent to the property. GIS maps indicate domestic water is provided by a 5/8" water meter located approximately 100-ft north of the property. The private water service pipe extends across the properties with house numbers 6462 and 6466. Gas and underground power are located north of the north property line and serve the existing home.

An Arborist Report was prepared by Craig Bachmann, Tree133 LLC and is included with the submittal. The tree inventory study was completed prior to the property sale. According to the report there are 16 trees within the site boundary and 3 overhanging from neighboring properties. Most significantly the arborist identified 5 trees being dead, girdled, de-barked and/or drilled with the apparent intent of causing tree mortality. The 5 trees are not expected to survive. The previous owner obtained a permit to remove the 5 trees and replace them with 14 trees (permit number 2104-048). This project will incorporate the 14 replacement trees into the landscape design for the single-family home permits. The City's minimum tree retention requirements can be achieved using the existing onsite trees to be retained.

**Active Permits**

Tree replacement permit number 2104-048.

**Size & Location**

The subject property is approximately 1.15 acres, located at 6610 E. Mercer Way, Mercer Island, Washington.

**Soils**

A geotechnical study has been prepared for the project. The report is included in the submittal.

**Topography**

The ground surface generally slopes from west to east at approximately 6.6%.

**Proposed Short Plat**

Dheeraj Koneru wants to subdivide the existing 1.15-acre parcel into two (2) lots on the through the short plat process. The existing house and garage structures will be demolished. The waterfront lot (Lot 1) will have an area of approximately 33,978 SF. The upland lot (Lot 2) will have an area of approximately 17,067 SF, meeting the minimum requirements for R15 zoning. The front yard for Lot 1 will be the Lake Washington frontage. It is anticipated the new homes will share a driveway located along the north property line. Since access to Lot 2 is provided from the north, the front yard will be set along the north property line. The shared driveway will access to East Mercer Way using the existing private road currently serving the property. Storm, sanitary sewer, power, and gas services for Lots 1 and 2 will be taken from the existing lines along the north property line. Design for domestic and fire water supply will need to be coordinated with the City.