

Masin Property Lot Line Revision
7208 N Mercer Way / Tax Parcel 5315100025 & 5315100026

Project Narrative

The Masin Property Lot Line Revision (LLR) is a proposed lot consolidation of two tax parcels into a single development site for construction of a single family home. The combined lot will be 14,066 square feet. The existing home, detached garage and associated improvements will be demolished in order to construct a new home. The new, planned home is in building permit review at the City of Mercer Island.

The two, underlying lots are zoned R-12. The combined lot as a result of this proposed lot consolidation / Lot Line Revision meets the City of Mercer Island Development Standards (19.02.020), with existing deficiency's identified, as shown below. Note the two underlying lots were previously developed as a single site, and the LLR does not result in any increased nonconformities. The "Proposed" column below reflects the existing home, detached garage and improvements which will be demolished. The new home under building permit review at the City of Mercer Island will meet all City of Mercer Island Development Standards as reviewed / approved by the City of Mercer Island.

<u>Standard</u>	<u>Required:</u>	<u>Proposed</u>
Minimum Net Lot Area:	12,000 square feet	14,066 square feet
Minimum Lot Width:	75 feet	80 feet
Minimum Lot Depth:	80 feet	Approximately 178 feet
Street Frontage:	N Mercer Way	N Mercer Way
Front Yard Minimum:	20 feet	14 feet 2 inches (Existing)
Rear Yard Minimum:	25 feet	52 +/- feet (Existing)
Side Yard Minimum:	Sum of 15'	0 feet / 21 feet 7 inches (Existing)
Gross Floor Area:	5,626.4 square feet maximum	3,420 square feet (Existing)
Building Height:	30 feet maximum	<30 feet (Existing)
Lot Coverage: (Existing)	40% (< than 15% Slope) maximum	3,534.8 square feet / 25.13%
Hardscape: (Existing)	9% Maximum	2,029.5 square feet / 14.4%
Parking:	3 spaces required	4+ spaces
<u>Net Lot Area:</u>		
5315100025:	7,491.2 square feet	
5315100026:	6,574.4 square feet	
Combined Lot A:	14,065.6 square feet	