



November 14, 2023

John Janusson and Betty Yee
7218 78th Avenue Southeast
Mercer Island, WA 98040

Reference: SUB23-003 – Public Comment Response
Apex Job No. 35887

Dear John Janusson and Betty Yee:

The following is in response to the email to Molly McGuire, Planner at the City of Mercer Island Community Planning and Development, dated August 24, 2023.

Comments

1. Per the plan the clearance from the building and our property line is 6.25 feet, and there are statements in the tree retention plans that state the lot 2 house will be moved even closer to our property for tree clearance reasons. What is the minimum clearance allowed by code?

Refer to the response from 5ft2 Studio submitted separately with this application package.

2. The drawing shows a "retaining wall" between the lot 2 house and our property line. Our property line features a retaining wall of our own. In short - this plan states the in the 6.25 feet between our property line/retaining wall and the new house there will be another retaining wall.

Removing the proposed retaining wall would create an unstable slope between the pad on Lot 2 and adjacent property line with a grade up to 65%. Furthermore, grading down toward the pad from the property line would not allow for adequate drainage from the pad. Emergency vehicle access requirements do not allow the proposed pad to be raised to a height at which a stable slope between the pad and property line and proper drainage from the pad could be achieved without a retaining wall. Therefore, the proposed retaining wall is required for pedestrian, vehicular and environmental safety as well as adequate grading and stormwater design. The proposed wall should not affect the stability of the slope or the approximately 2-foot-high landscaping wall on your side of the lot line.

The height of the proposed wall, measured from the top of the retaining wall to the finished grade, does not exceed 4 feet. This is less than the maximum allowed retaining wall height specified in the Mercer Island Code Section 19.02.050-D.

It is understood from the email to Andrew Leon on September 13, 2022 that you would like a natural barrier or fence between the properties installed. It is our understanding



that a natural buffer is not required to be installed as a part of this project. There is currently 33-feet between the shared property line and your residence which should be ample room to install a natural barrier of your choice.

If you have any questions or concerns, please contact me at (253) 473-4494 ext. 1071 or at jones@apexengineering.net.

Sincerely,



Pam Jones, PLS
Project Manager

CRH