

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
 PHONE: 206.275.7605 | www.mercerisland.gov



CITY USE ONLY

PROJECT#	RECEIPT #	FEE

Date Received:

Received By:

DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 4719 86th Ave SE		ZONE R-9.6
COUNTY ASSESSOR PARCEL #'S 7598100420		PARCEL SIZE (SQ. FT.) 28,644 sq ft
PROPERTY OWNER (required) Design Built Homes LLC	ADDRESS (required) 11400 SE 8th Street, Ste 415 Bellevue, WA 98008	CELL/OFFICE (required) 206-909-8187 E-MAIL (required) todd@luxurydbh.com
PROJECT CONTACT NAME Todd Sherman	ADDRESS	CELL/OFFICE 206-909-8187 E-MAIL todd@luxurydbh.com
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.

7/20/2023

SIGNATURE

DATE

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

The project is a proposed single-family residential development of .658 acres, known as tax parcel 7598100420 into 2 single family residential lots. All existing improvements will be demolished or removed during plat construction.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

CHECK TYPE OF LAND USE APPROVAL REQUESTED:

CRITICAL AREAS	ENVIRONMENTAL REVIEW (SEPA)	SUBDIVISION
<input type="checkbox"/> Critical Area Review 1 <input type="checkbox"/> Critical Area Review 2	<input type="checkbox"/> SEPA Review <input type="checkbox"/> Environmental Impact Statement	<input checked="" type="checkbox"/> Short Plat- Preliminary <input type="checkbox"/> Short Plat- Alteration <input type="checkbox"/> Short Plat- Final Plat <input type="checkbox"/> Long Plat- Preliminary <input type="checkbox"/> Long Plat- Alteration <input type="checkbox"/> Long Plat- Final Plat <input type="checkbox"/> Lot Line Revision
DESIGN REVIEW	LEGISLATIVE	
<input type="checkbox"/> Design Review – Signs <input type="checkbox"/> Design Review – Code Official <input type="checkbox"/> Design Commission Study Session <input type="checkbox"/> Design Commission Review – Exterior Alteration <input type="checkbox"/> Design Commission Review – Major New Construction	<input type="checkbox"/> Code Amendment <input type="checkbox"/> Comprehensive Plan Docket Application <input type="checkbox"/> Comprehensive Plan Application (If Docketed) <input type="checkbox"/> Rezone	
DEVIATIONS	OTHER LAND USE	
<input type="checkbox"/> Deviations to Antenna Standards – Code Official <input type="checkbox"/> Deviations to Antenna Standards – Design Commission <input type="checkbox"/> Public Agency Exception <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Variance <input type="checkbox"/> Seasonal Development Limitation Waiver – Wet Season Construction Approval	<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation Request <input type="checkbox"/> Conditional Use (CUP) <input type="checkbox"/> Noise Exception Type I - IV <input type="checkbox"/> Other Permit/Services Not Listed	
	SHORELINE MANAGEMENT	WIRELESS COMMUNICATION FACILITIES
	<input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Permit Revision	<input type="checkbox"/> New Wireless Communication Facility <input type="checkbox"/> Wireless Communications Facilities- 6409 Exemption <input type="checkbox"/> Small Cell Deployment <input type="checkbox"/> Height Variance



December 9, 2022

Project No. 21071

**CITY OF MERCER ISLAND
PROJECT NARRATIVE
SHORT SUBDIVISION PRELIMINARY APPROVAL FOR LORENZINI SP**

The project is a proposed single-family residential development of 0.657 acres, known as Tax Parcel 7598100420 into **2 single-family residential lots**. The project is located at 4719 86th Avenue SE in the City of Mercer Island, Washington. All existing improvements will be demolished or removed during plat construction.

Project Contact Information:

Developer: **Design Built Homes
11400 SE 8th St, Suite 415
Bellevue, WA 98004
(206) 909-8187**

Engineer/Surveyor: **D. R. STRONG Consulting Engineers Inc.
620 7th Avenue
Kirkland, WA 98033
(425) 827-3063
Josh S. King, P.E.**

Land Use Permits Required:

- Preliminary Plat Approval
- Final Plat Approval
- Environmental Review
- Grading Permit
- Building Permit
- Construction Permit

Zoning and Density:

The property and adjacent properties are zoned SR-9.6.

Current use of Site and existing improvements:

The parcel is currently developed with one single-family residence. The remainder of the Site is lawn, landscaping and scattered trees. All existing improvements shall be removed.

Potential Critical Areas:

A steep slope area exists to the southwest of the parcels; see attached geotechnical memo.

620 7th Ave.
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402

Soil Type and Drainage Conditions:

Per the King County Soil Survey, onsite soil consists of AmC, Arents, Alderwood material, with 6-15% slopes, KpB Kitsap silt loam, 2-8% slopes and KpD Kitsap silt loam, 15-30% slopes. The Site drains primarily to the west and southwest and leaves the Site via sheet flow.

Proposed Use of Property:

The Project is proposing to subdivide the existing parcel zoned SR-9.6 (.613 ac. total) into 2 single-family residential lots, per the City of Mercer Island's subdivision process. Both proposed lots meet the geometric requirements of the zoning code.

Access, Traffic, and Circulation:

Both lots will access directly from 86th Avenue.

Questions:

- 1) We would like to confirm that we have correctly assigned the front, rear and side yards for these lots.
- 2) We would like to confirm that we have correctly calculated the Net Lot Area for each lot. (We will be able to illustrate this better in the zoom meeting.)
- 3) We understand that there are probably some deficiencies with our fire access design and would propose to mitigate those deficiencies rather than construct a fire turnaround. The mitigation options that we may propose are:
 - a) Installing an NFPA-R sprinkler system throughout the homes as needed.
 - b) Installing an NFPA 72 Monitored Fire Alarm System for the homes as needed.
 - c) Installing Solid-Core doors throughout the homes as needed.
 - d) Installing 5/8+ Type X sheetrock throughout the homes as needed.