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# COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
206.275.7605 | [www.mercerisland.gov/cpd](http://www.mercerisland.gov/cpd)



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## PUBLIC NOTICE OF DECISION

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**NOTICE IS HEREBY GIVEN** that approval has been granted for the application described below:

<b>File No.:</b>	SUB23-004
<b>Permit Type:</b>	Type III
<b>Description of Request:</b>	A request for preliminary short subdivision approval to divide the parent parcel into two (2) single-family residential lots.
<b>Applicant/Owner:</b>	Todd Sherman / Design Built Homes
<b>Location of Property:</b>	4719 86th Ave SE, Mercer Island, WA 98040 King County Tax Parcel No. 7598100420
<b>SEPA Compliance:</b>	SEPA Exempt pursuant to <a href="#">WAC 197-11-800</a> (6)(d).
<b>Applicable Development Regulations:</b>	Pursuant to Mercer Island City Code (MICC) <a href="#">19.15.030</a> Table A, applications for Preliminary Short Subdivisions are required to be processed as Type III land use reviews. Processing requirements for Type III land use reviews are further detailed in MICC 19.15.030 Table B.
<b>Project Documents:</b>	<a href="https://mieplan.mercergov.org/public/SUB23-004">https://mieplan.mercergov.org/public/SUB23-004</a>
<b>Decision:</b>	Approved subject to conditions.

**Appeal Rights:** *DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.*

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.030 Table B.

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from Community Development and Planning. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in

procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City's applicable decision criteria.

<b>Application</b>	Date of Application:	July 20, 2023
<b>Process</b>	Determined to Be Complete:	July 31, 2023
<b>Information:</b>	Public Comment Period:	July 31, 2023 through 5:00 PM on August 30, 2023
	Date Notice of Decision Issued:	January 2, 2024
	Appeal Filing Deadline:	5:00 PM on January 16, 2023
<b>Project Contact:</b>	Ryan Harriman, Planning Manager <a href="mailto:ryan.harriman@mercerisland.gov">ryan.harriman@mercerisland.gov</a>   (206) 275-7717	