



Date: October 4, 2023
To: City of Mercer Island Permit Center
From: Encompass Engineering & Surveying, on behalf of Melissa Jankauskas
Re: Jankauskas Lot Line Revision

APPLICANT: Melissa Jankauskas
5912 92nd Avenue SE
Mercer Island, WA 98040
206-919-7129
melissjankauskas@gmail.com

LEGAL DESCRIPTIONS:

PARCEL A:

LOT 14, EL DORADO FIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B:

LOT 1, BLOCK 4, TIMBERLAND NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 60 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROJECT NARRATIVE:

The subject property is located at 5912 92nd Ave SE and 9204 SE 60th St, Mercer Island, WA 98040. The properties are identified by Assessor's Parcel Numbers 228730-0140 and 865090-0075. Tax Parcel 228730-0140 is currently 10,735 square feet and Tax Parcel 865090-0075 is currently 14,794 square feet. The site is in the southwest quadrant of Township 19, Section 24 and Range 5. Each subject site currently has one single family dwelling.

The property is zoned R-9.6), which has a minimum lot size of 9,600 square feet. The site is located within a neighborhood of existing single-family residences and the proposed revision maintains the consistency and compatibility within the neighborhood. The proposal is to move the property line on Parcel A (TPN 228730-0140) south to line up with the existing fence. The total area transferred will be 372 square feet. Parcel A will be 11,107 square feet and Parcel B will be 14,422 square feet after the line is adjusted, being within the zoning and 19.08.070 lot line revisions approval criteria requirements.

The topography within the site slopes from the west to the east, with an approximate 5-foot elevation change across the property. According to King County iMap, the only critical area mapped on the site is seismic hazard located on the southeast corner of Parcel B (TPN 865090-0075).

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