



September 28, 2023

Project No. 21071

**CITY OF MERCER ISLAND
PROJECT NARRATIVE
LOT LINE REVISION FOR 2424, 2430 & 2436 74TH AVE SE**

The project is a lot line revision involving Tax Parcels 5315100460, 5315100458 and 5315100455. The project is located at 2424, 2430 and 2436 74th Ave SE in the City of Mercer Island, Washington.

Project Contact Information:

Developer: **LNL Builds**
317 4th Street
Kirkland, WA 98033
(206) 499-1277

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

Zoning:

The property and adjacent properties are zoned SR-9.6.

Current use of Site and existing improvements:

One parcel is currently developed with one single-family residence. The other two are vacant lots. The remainder of the Site is lawn, landscaping and scattered trees.

Proposed Use of Property:

The Project is proposing to alter the lot lines of the 3 parcels as shown on the attached LLR maps. All lots will comply with the minimum lot size required for the zone post LLR.

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