



# NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST  
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December 5th, 2023

Rosen Lot Consolidation

5995 60th AVE SE

Parcel #'s 217450-0100 & 217450-0095

## Project Narrative Outline

- Doug and Deborah Rosen (Owners) purchased the property in March of 2004.
- At the time, the property had already been Short Platted (attached) and the house, terraces, trellis structures and boathouse were existing.
- Over the past 19 years, there's been no change to house footprint, terraces, trellis structures and boathouse. Only minor non-structural interior renovations, re-siding, and window/door replacement have occurred.
- In the summer of 2020, the owners contacted Neiman Taber Architects (NTA) with concerns about the structural integrity of the rear yard wood trellis. After investigation, it was determined the trellis was a potential hazard and required temporary shoring while a new trellis replacement design was to be developed.
- During this process, the owner inquired about the possibility of expanding the footprint of the terrace and trellis structure by approximately 250 SF to the south.
- NTA contacted Mercer Island CP&D to ask about the permit process for such a project and other related requirements.
- Mercer Island CP&D informed NTA that any increase in the building footprint would either need to comply with current residential development standards in MICC 19.02.020 for both lots, or a lot consolidation may be required if those standards cannot be met due to the configuration of the lots.
- The Owners decided to choose the most expedient path forward and requested NTA submit permit documents to replace the trellis as is, with steel members in lieu of wood.
- The building permit application was submitted in January 2023 and the project was approved shortly thereafter.
- After prolonged discussions and the development of various design options over the past 7 months, the Owners have decided to pursue the terrace and trellis expansion project and has hired Chadwich & Winters Land Surveyors to apply for a Lot Consolidation. This application was submitted a few weeks ago.
- NTA is currently preparing permit drawings for the terrace/trellis expansion project and anticipates submitting them in mid-October 2023.
- In hope of a late spring/early summer 2024 construction start date in, NTA will be submitting a Concurrent Review application, which will be included in our building permit intake documents.