

From: Andrew Leon
Sent time: 07/01/2021 04:42:19 PM
To: Mercer Island ePermit Tech
Subject: FW: 2105-227 Planning Review Comments
Attachments: 4 NIEDERMAN_GARAGE-DRIVEWAY GATE.pdf

Hi,

I received this set of drawings from Mr. Niederman today. They address my comments, so I have changed my review line in Trakit from WCI to Approved. These revised drawings should be added to the approved plan set.

Thanks!

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department
206-275-7720 | mercerisland.gov/cpd

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. [City Hall and the Permit Center are closed to the public](#). There is no “walk in” permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City’s website: www.mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

From: Chris Niederman [mailto:Chris@niederman.com]
Sent: Thursday, July 1, 2021 3:58 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>
Subject: Re: 2015-227 Planning Review Comments

Hi Andrew,

Here’s the revised drawing. Please let me know if you have any questions or need additional information to approve our permit.

Thanks,
--Chris

Sent from my iPhone

On Jun 22, 2021, at 11:19 AM, Chris Niederman <Chris@niederman.com> wrote:

Thanks for clarifying, Andrew. Much appreciated! I will have revised drawings to you by next week.

From: Andrew Leon <andrew.leon@mercerisland.gov>
Date: Tuesday, June 22, 2021 at 11:16 AM
To: Chris Niederman <Chris@niederman.com>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>
Subject: RE: 2015-227 Planning Review Comments

Hello,

MIC 19.02.050(C)(1) states that the height of a fence is measured from the top of the fence, including posts, to the existing grade or finished grade, whichever is lower, directly below the section of the fence being measured. The lights are part of the posts, so they would also need to meet the 72-inch height limit for the fence.

Thanks,

Andrew Leon

Planner

City of Mercer Island – Community Planning and Development Department

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From: Chris Niederman [<mailto:Chris@niederman.com>]
Sent: Monday, June 21, 2021 12:09 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>
Subject: Re: 2015-227 Planning Review Comments

Hi Andrew,

One question....if the top of the posts are at 72 inches then can we still put lights on top of the posts or do the top of the lights also need to be at 72 inches max?

Thanks,
--Chris

From: Chris Niederman <Chris@niederman.com>
Date: Monday, June 21, 2021 at 11:52 AM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>
Subject: Re: 2015-227 Planning Review Comments

Thanks, Andrew. I will have the plans revised and then send them back to you.

--Chris

From: Andrew Leon <andrew.leon@mercerisland.gov>
Date: Friday, June 18, 2021 at 6:09 PM
To: Chris Niederman <Chris@niederman.com>
Cc: Mercer Island ePermit Tech <epermit.tech@mercergov.org>
Subject: 2015-227 Planning Review Comments

Hello,

I have completed my first round of review of your building permit to install an automatic electric gate at 6800 96th Ave SE, as process under permit number 2105-227. I have the following review comments:

- [MICC 19.02.050\(E\)\(1\)\(a\)\(i\)](#) states that fences and gates are allowed to a maximum height of 72 inches within required side yards. Further, [MICC 19.02.050\(C\)\(1\)](#) states that the height of a fence or gate is measured from the top of the fence or gate, including posts, to the existing or finished grade, whichever is lower, directly below the section of the fence or gate being measured.

The plans show that the posts of the proposed gate and fence are to be 78 inches in height, with elements extending above 78 inches. This exceeds the 72 inch height limit. Please revise the height of the posts so they meet the height limit listed in [MICC 19.02.050\(E\)\(1\)\(a\)\(i\)](#).

If you have any questions, feel free to contact me at andrew.leon@mercerisland.gov or at 206-275-7720.

Thanks,

Andrew Leon

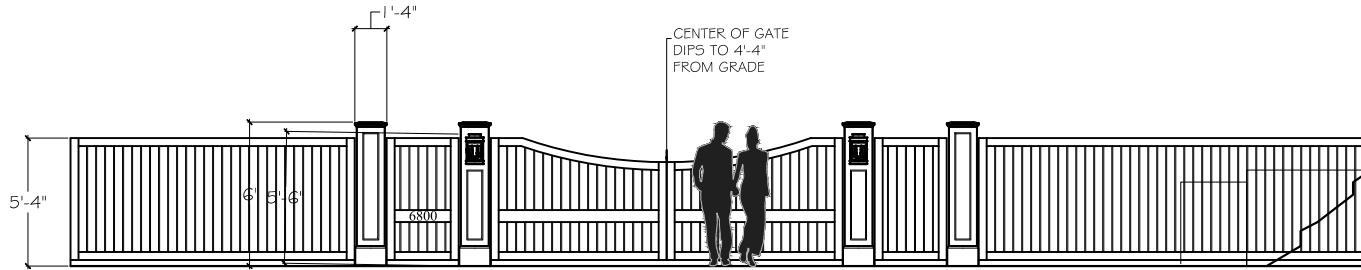
Planner

City of Mercer Island – Community Planning and Development Department

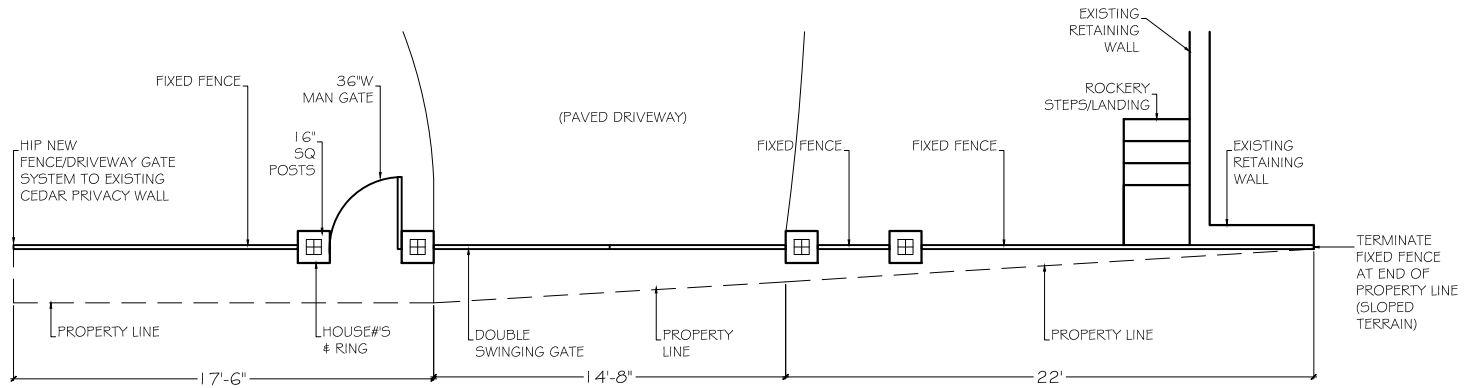
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DRIVEWAY ELEVATION VIEW
SCALE 1/8" = 1'-0"



DRIVEWAY PLAN VIEW
SCALE 1/8" = 1'-0"

REVISION DATE:
7/1/21

DRAWN BY:
KAT LAWTON

PROJECT: NIEDERMAN
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