

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercerisland.gov



### Pre-Application Meeting (PRE21-053)

*An Intake Screening is required in addition to a Pre-Application Meeting. A Pre-Application Meeting does not replace the required Intake Screening. This meeting is to provide guidance and information include prior to formal submittal.*

#### Summary:

<b>Site Location:</b>	6950 SE Maker St	<b>Parcel Number</b>	9350900620
<b>Lot Size:</b>	8,750 sf	<b>Zoning:</b>	R-8.4 (Single Family)
<b>Brief Project Description:</b>	Construct 1,000 sf addition to existing single family residence	<b>Documents Provided:</b>	1. Project Questions 2. Survey 3. Site Development Worksheet
<b>Applicant Information:</b>			
<b>Name:</b>	Dorothy Strand	<b>Email:</b>	kcra2005@yahoo.com
<b>Phone:</b>			425-802-1455
<b>Second Pre-application Meeting Required:</b>	Required	Major Single Family Building Permit	

#### Applicant Questions:

1. What kind and where do you want any changes in drainage. I do have a storm drain at the end of my driveway.

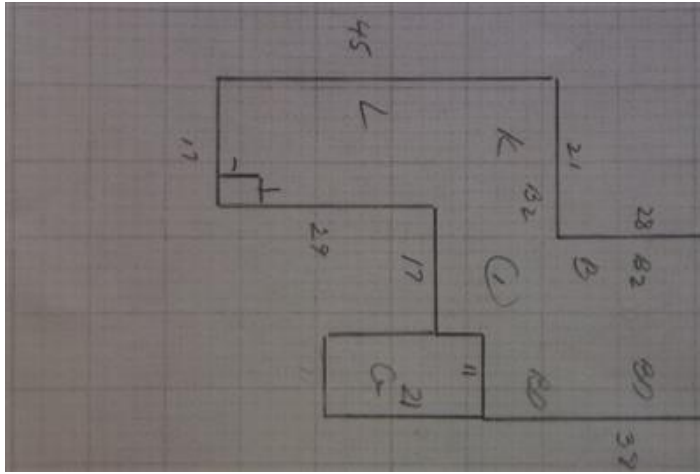
**Staff Response:** Please see below comments from Civil Engineering.

2. How do 2021 zoning designations impact my ability to use my existing footprint, but expand my design?

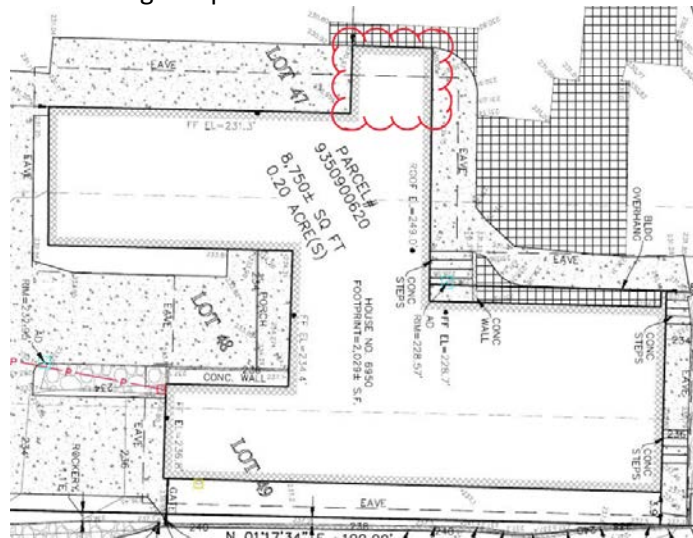
**Staff Response:**

- A. The footprint of the existing residence is not consistent between the survey and King County Assessor's records. The King County Assessor shows the following footprint:

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The survey shows the following footprint:



There is no City or County record of an approved building permit for the portion of the building identified by the red bubble above. Please provide an approved building permit that authorized this addition or sufficient documentation that it was exempt from a building permit. This portion of the structure is not considered legal until the documentation is provided.

- B. Based on the information provided in the Site Development Worksheet, the existing single family residence is legally non-conforming with numerous residential development standards, including, but not limited to, the following:
- i. Front yard setback: Minimum 20 feet required
  - ii. Rear yard setback: Minimum 25 feet required
  - iii. Side yard setback: Minimum 5 feet required
  - iv. Variable side yard setback: Applies to side building elevations greater than 15 feet in height. Cannot be determined if applicable from the material submitted.
  - v. Lot coverage: Maximum 35% of net lot area
  - vi. Hardscape coverage: Maximum 9% of net lot area

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- C. The existing structure and site are legally non-conforming, except for the unpermitted addition discussed above. Therefore, the requirements of MICC 19.01.050.D.1 apply. The proposed 1,000 sf addition is an intentional alteration/enlargement of the existing single-family dwelling.
- i. In no event shall the alteration/enlargement increase any existing nonconforming aspect of the dwelling or create any new nonconformance. The alteration/enlargement must comply with all applicable current zoning requirements, including, but not limited to, setbacks, lot coverage, hardscape coverage, gross floor area, and height.
  - ii. The existing single family dwelling may be intentionally altered/enlarged without losing its legal nonconforming status as long as no more than 40% of the length of the dwelling's existing exterior walls, excluding attached accessory buildings, is structurally altered. Any portion of the length of existing walls that is structurally altered shall be included in calculating the 40% threshold. Please refer to MICC 19.01.050.D.1.b.iii for the methodology used to calculate the 40% threshold.
  - iii. If the alteration/enlargement exceeds the 40% threshold, the legal non-conforming status of the structure and site will be lost, and all components of the structure and site must be brought into conformance with current zoning standards.
  - iv. In order to use the existing building footprint, the alteration/addition must comply with the 40% threshold.

## Review Comments:

### Fire Comments:

Fire Contact: [Jeromy.hicks@mercerisland.gov](mailto:Jeromy.hicks@mercerisland.gov) or by phone at 206-275-7966.

1. No specific questions for the Fire Marshal.

For additional information please refer to this helpful webpage:

<http://www.mercergov.org/Page.asp?NavID=2614>

### Tree Comments:

Tree Contact: [John.Kenney@mercerisland.gov](mailto:John.Kenney@mercerisland.gov) or 206-275-7713.

1. Please refer to MICC 19.10 for our tree code.
2. If over 500 sq' of new impervious surface or GFA is proposed the following will be required.
3. 30% of trees with a diameter of 10 inches or greater is required; additionally, development must be designed to minimize tree removal.
4. Replacement is required for any trees that are removed, according to the replacement ratios in MICC 19.10.070.
5. Tree protection (typically at tree dripline) of retained trees will be required

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For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/tree-permits>

### Civil Engineering Comments:

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Civil Contact: [Ruji.Ding@mercerisland.gov](mailto:Ruji.Ding@mercerisland.gov) or 206-275-7703.

1. Please refer to MICC Title 15 for our Water, Sewers, and Public Utilities code.
2. Based on the application, this project will have 1,000 sf addition.
  - a. If the net increase of the impervious surface area exceeds 500 sf, then you will need to have a civil engineer to do a full drainage plan and drainage report. Your civil engineer will need to figure out how to make changes to your drainage system.
  - b. If the net increase of the impervious surface area is less than 500 sf, then drainage design and review are not required.
3. A professional civil engineer will be required to design the storm drainage system per MICC 19.05.

For more information on Stormwater Permits please visit here:

<https://www.mercerisland.gov/cpd/page/stormwater-permits>

### Building Comments:

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Building Contact: [gareth.reece@mercerisland.gov](mailto:gareth.reece@mercerisland.gov) or 206-275-7710.

1. No specific questions for Building.

For additional information please refer to this helpful webpage:

<https://www.mercerisland.gov/cpd/page/codes-design-criteria-research>

### Planning Comments:

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Planning Contact: [tim.mcharg@mercerisland.gov](mailto:tim.mcharg@mercerisland.gov); (206) 275-7717

1. Residential Zoning Standards:
  - a. Yards
    - i. Front yard: 20 feet
    - ii. Rear yard: 25 feet
    - iii. Side yards: The lot is less than 90 feet wide. Total combined side setback is 15 feet (i.e. both sides). Minimum individual side setback is 5 feet.
    - iv. Variable side setbacks:
      - a. For any portion of the side facade of a structure that is between 15 and 25 feet from existing or finished grade, whichever is lower, the minimum individual side setback increases to 7.5 feet.
      - b. For any portion of the side facade of a structure that exceeds 25 feet in height from existing or finished grade, whichever is lower, the minimum individual side setback increases to 10 feet.
    - v. Both side yards of the parcel are interior lot lines. For side yards adjoining interior lot lines, no eave, deck, stair or other minor building element protrusion is allowed into the minimum side yard setback established by either the requirements based on lot

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width or Variable Side Yard Depth Requirement. (See MICC 19.02.020(C)(3)). Walkways and steps less than 30" from grade are permitted side setback encroachments.

- b. Height:
  - i. 30 feet maximum above the Average Building Elevation (ABE) to the highest point of the roof. ABE spot elevations are measured from existing or finished grade, whichever is lower.
  - ii. 30 feet on the furthest downhill extent of the proposed building to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc. This is measured from existing or finished grade, whichever is lower for the entire length of the downhill façade.
- c. Lot Coverage: Calculated by totaling the following:
  - 1. All drivable surfaces (driveway, parking pad, turn-arounds, etc. regardless the material type; e.g. pervious driveway counts towards lot coverage).
  - 2. Roof line (includes eaves and covered decks).
- d. Hardscape:
  - i. A maximum of 9% of the lot area can be hardscape.
  - ii. Hardscape includes: patios, uncovered steps, walkways, decks, retaining walls, rockeries, pools/spas, artificial turf, permeable pavement, and other hardened surfaces other than drivable surfaces or roofs.
  - iii. Hardscape improvements can be within the maximum lot coverage allowance. Any "unused" lot coverage can be used for hardscape but not vice versa. That is, if the proposed lot coverage is less than the maximum lot coverage, the difference between the maximum and proposed areas can be used for hardscape. For example, a site that is allowed 35% lot coverage but has 30% lot coverage can have 14% hardscape (9% base hardscape + 5% "unused" lot coverage = 14% total hardscape).
- e. Gross Floor Area:
  - i. Gross Floor Area includes:
    - 1. The main building, including but not limited to attached accessory buildings.
    - 2. All garages and covered parking areas, and detached accessory buildings with a gross floor area over 120 square feet.
    - 3. That portion of a basement which projects above the lower of existing grade or finished grade as defined and calculated in Appendix B of the development code.
    - 4. Staircases.
    - 5. Decks that are attached to the second or third level of a single-family dwelling and are covered by a roof. For the purposes of calculating the gross floor area of covered decks, the entire deck area covered by the roof shall be accounted for as floor area, provided an 18-inch eave extending beyond the edge of the deck shall not be included in the gross floor area.
    - 6. Space under stairways or stairwells that is used, for example, as a closet or storage space if that space meets the definition of "Floor."
  - ii. Per [MICC 19.02.020\(D\)\(1\)](#), the maximum GFA in the R-8.4 zone is 5,000 square feet or 40% of the lot area, whichever is less.
  - iii. Based on ceiling height, additional GFA may be applied:
    - 1. The gross floor area shall be **150 percent** of the floor area of that portion of a room(s) with a ceiling **height of 12 feet to 16 feet**, measured from the floor surface to the ceiling.

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2. The gross floor area shall be **200 percent** of the floor area of that portion of a room(s) with a ceiling height of **more than 16 feet**, measured from the floor surface to the ceiling.
  3. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a 10-foot by 10-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).
  - iv. Second or third floor covered decks count towards GFA. Uncovered decks on the second or third floor, including uncovered roof decks, do not count toward GFA. Covered or uncovered decks and patios on the first floor do not count towards GFA.
  - v. To calculate any GFA exclusions for portions of the structure that are fully or partially underground, the calculations must be based on existing or finished grade, whichever is lower.
2. Critical area constraints (on and off-site):
    - a. The site is mapped as a landslide hazard area and erosion hazard area. There is also a mapped steep slope area in the northwest corner of the parcel. Because of the presence of these geologically hazardous areas, conformance with MICC 19.07.160 is required. Please consider the following as you move forward with design:
      - i. The involvement of a geotechnical engineer will be critical during the design of this project, particularly due to the City's requirement for a Statement of Risk found in MICC 19.07.160(B)(3). Please have your geotechnical engineer review these requirements and have them contact City Staff with any questions.
      - ii. Foundation, Grading, and Excavation on this site will be regulated by MICC 19.07.160 (F)(2), limiting this work to between April 1 and October 1 unless a waiver is granted by the Building Official. Your Geotechnical Engineer will need to be involved in this waiver application if you intend to work during the rainy season.
  3. State Environmental Policy Act (SEPA) Review
    - a. The proposed scope of work is exempt pursuant to WAC 197-11-800.
    - b. If the scope of work changes, SEPA Review may be required. Please refer to WAC 197-11-800 or consult with planning staff to SEPA requirements.
    - c. If wetlands or watercourses are found on site (i.e. lands covered by water), SEPA Review will likely be required.
  4. Non-conforming issues / items: All legal nonconformities will be lost if the existing structure and improvements are demolished, and the replacement structure and improvements must comply with current development regulations.
  5. Impact fees: Impact fees are not required because of the credits for the existing single family residence.
  6. Transportation Concurrency: Concurrency is not required because of the existing single family residence.
  7. Vesting: Please see the standards in MICC 19.15.170.
  8. Application fees
    - a. Deposit due at time of application
    - b. Review time is billed hourly against the deposit; additional fees may be requested if additional review time is required.

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- c. When third-party technical review is required (e.g. geotechnical, wetland, watercourse etc.), this is billed separately, in addition to staff review time.
- 9. Land Use Application Process and Estimated Timeline:
  - a. Required land use approvals:
    - i. Demo Permit
    - ii. Major Single Family Residence Building Permit
  - b. Summary of procedural steps:
    - i. Pre-Application meeting
    - ii. Submit application electronically
    - iii. Application Completeness Check
    - iv. Notice of Application (incl. public notice via sign on site, mailing, notice in bulletin) beginning 30-day comment period; review begins
    - v. Review comments may be sent out if needed
    - vi. Notice of Decision
    - vii. Appeal period
  - c. Review Targets:

**Construction / Building Permits**

Type of Review	Target
Single Family Residential	
First Review	8-12 weeks
Second Review	3 weeks
Third and subsequent reviews	2 weeks
Revisions	2-3 weeks
Express Reviews (see note below)**	4 weeks

For more information on Land Use and Planning please refer to this useful webpage:  
<https://www.mercerisland.gov/cpd/page/land-use-application-forms-and-submittal-requirements>

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