

Memo

16 November 2021

To

CITY OF MERCER ISLAND

For the Project

6950 SE MAKER STREET
MERCER ISLAND, WA 98040

Property data:

Zoning – R-8.4

Lot Area – 8,750 ft² – Maximum GFA 40% of lot: 3,500 ft²

Lot Slope – 21.1% - Impervious max 35%: 3,042.5 ft²

Existing structure is a legally non-conforming structure built before 1960 that does not meet current setbacks, lot coverage, or parking requirements.

Below are some questions and clarifications that we hope to obtain from the Pre-App meeting. We are considering either a newly constructed single-family residence or possibly substantial remodel and addition and would like to understand differing requirements/limitations of the two approaches.

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1. Impervious Requirements: In either case much of the hard surface may remain which could possibly be over the maximum even if the existing footprint were to remain. Maintaining the coverage appears acceptable per 19.01.050.F.1. However, if we proposed a structure that did not maintain at least 40% of the existing walls we assume we would be required to meet current impervious requirements.
 2. GIS shows protected slope area – would like to understand what limitations that has on the property. We do intend to obtain a full geotech report.
 3. Verify that there are no steep slope areas on the site which would change net lot area and in turn decrease allowable areas. The NW corner of the lot appears to be mapped as Steep Slope, but our current understanding is that it was legal grading activity that caused this steep slope.
 4. Roof / maximum height: Parapet walls regulations. Per 19.02.020.E.3.b railings must be under maximum building height, but parapet walls are not mentioned. We assume a parapet wall may be considered a railing, but if was solely used for screening of roof elements would it be allowed to extend?
 5. Clarification on Garage in Front yard (19.02.040.D)
 6. Parking requirements: We understand per 19.020.G.2.a that 2 covered and 1 uncovered would be required if this is new construction or possibly if there is an addition of more than 500sf
 7. Must we maintain existing 'curb cut' and drive access at lot line?