

EXISTING ROCKERY MEMO

6 July 2023

To

Molly McGuire – Planner, City of Mercer Island

Ryan Harriman – Planning Manager, City of Mercer Island

For the Project

Strand RESIDENCE – 2207-019

6950 MAKER ST

MERCER ISLAND, WA 98040

Molly and Ryan,

This memo is our response to comment number 3 of the 2207-019-SUB3-PLANS_review document. Through our research of this area, we have determined and have provided evidence that the installation of the rockery to most likely be 1961 or shortly before. We acknowledge that there is a photograph from 1955 that was taken from SW of the 6950 lot and shows the constructed house along with the site, but no rockery is present. Attachment A is an aerial photograph taken from UW archives published in 1961 in which 6950 has been highlighted. Attachment B is a closer view of the same aerial showing the rockery along the West side of the lot. This view also shows that there was a road extending past 6950 and while evidence shows that this portion was not paved until 1965 it is more than reasonable to believe that to have even a gravel road in this area would have required the rockery along the South side of 6950 to also be in place. Attachment C is an aerial from 1970 that more clearly shows this area again highlighting the rockery in place.

With the rockery being installed in 1961 the code in place at the time would have been the City of Mercer Island Zoning code of 1960. This zoning code does not provide requirements for the construction of retaining walls. We also believe that during the period at which this rockery was installed that rockeries would have been considered part of landscaping and not 'structure'. Therefore, this rockery was legally constructed at the time it was installed and meets the definition of legally nonconforming structure per MICC 19.01.050.A.2.

Please let me know if there are any questions or if I can clarify anything further.

Thank you for your time,

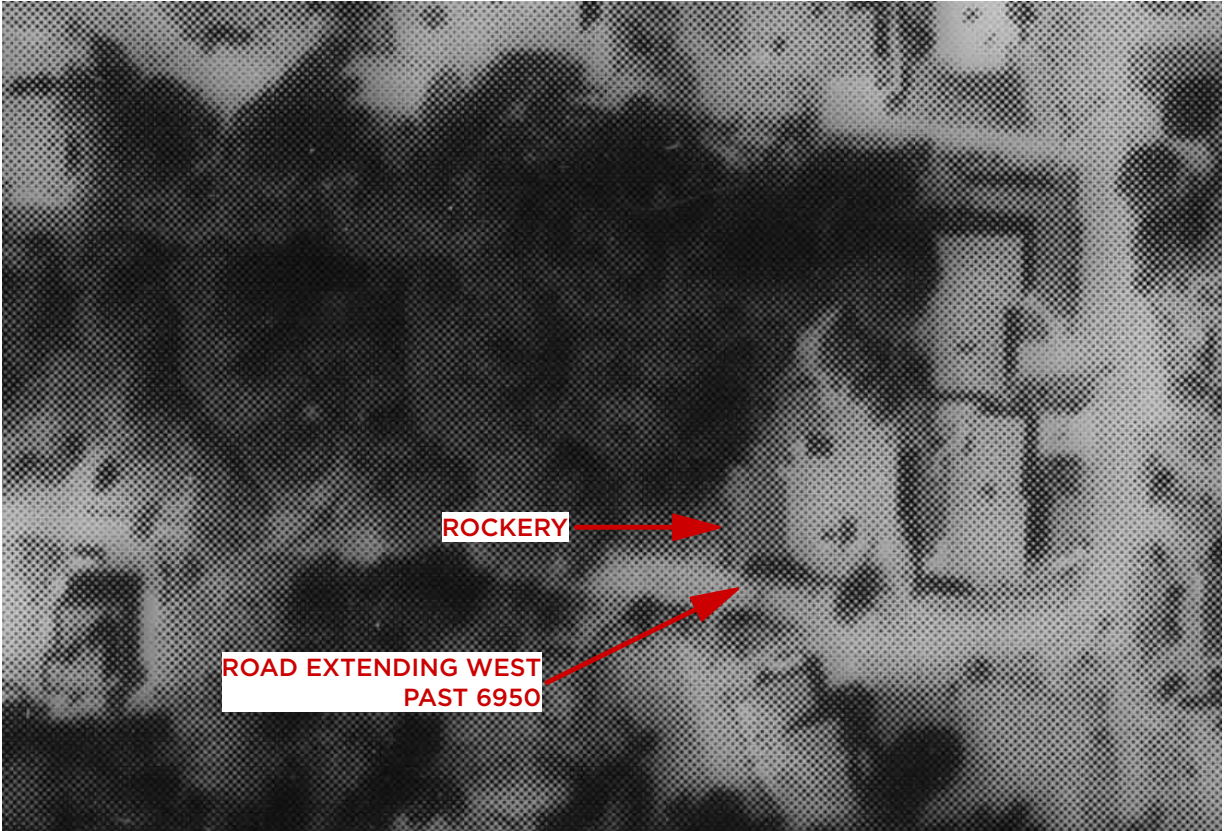


Jeffrey Almeter

Attachment A



Attachment B



Attachment C

