

From: Andrew Leon
Sent time: 2022/10/05 05:18:46 PM
To: Jackie <jackie@mediciarchitects.com>
Cc: Schuyler Tutt <schuyler@mediciarchitects.com>
Subject: RE: PRE22-038: 2430 74th Ave SE
Attachments: image001.png

Hello,

MICC 19.16.010 defines façade as any exterior wall of a structure, including projections from and attachments to the wall. Projections and attachments include balconies, decks, porches, chimneys, unenclosed corridors, and similar projections. MICC 19.02.020(E)(2) does not contemplate multiple building facades or exterior wall facades on the downhill side of a sloping lot, only the maximum building façade height as a single exterior wall supporting the roof. As such, the downhill façade for the diagram you provided in your email would include all three floors of the house.

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).

From: Jackie <jackie@mediciarchitects.com>
Sent: Wednesday, October 5, 2022 2:54 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Schuyler Tutt <schuyler@mediciarchitects.com>
Subject: PRE22-038: 2430 74th Ave SE

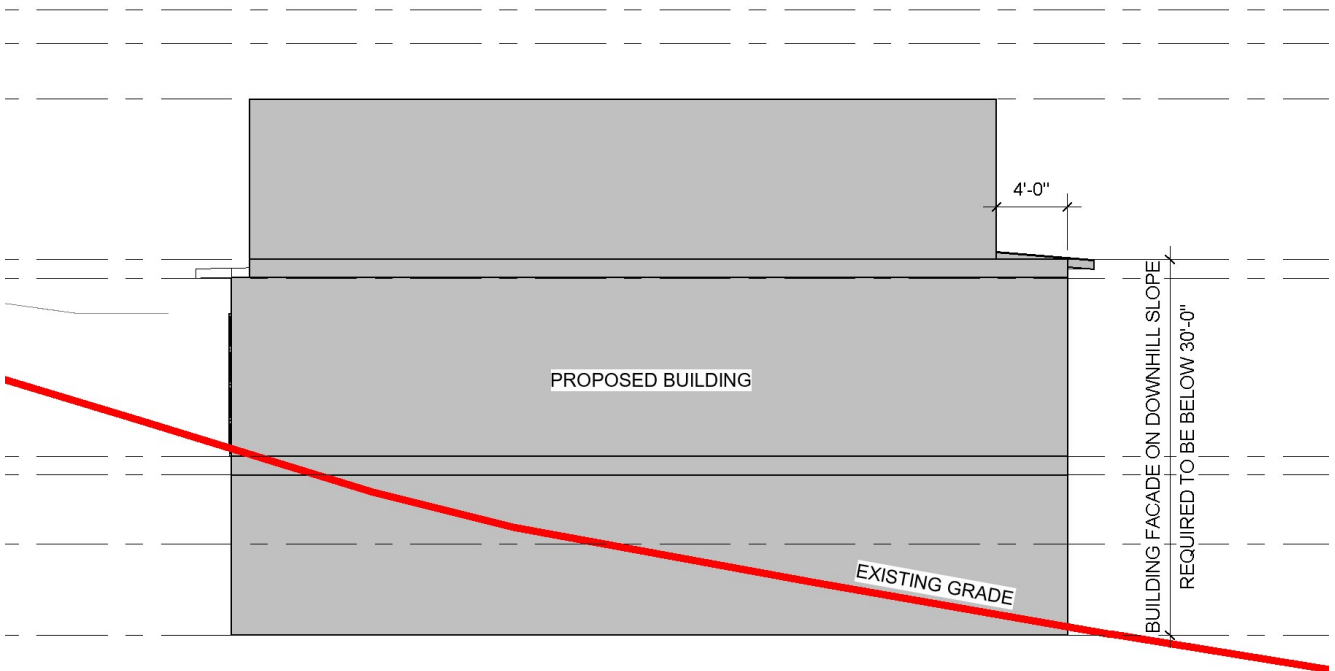
Hello Andrew,

This is Jackie with Medici Architects, and I just had a follow up question regarding the building height requirements on the downhill side of the building. Section 19.02.020.E.2 requires that the maximum building façade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building façade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.

We are proposing a setback of the building in order to follow the topography of the site and would like to confirm that our intent is correct. Below is a diagram depicting the setback and conforming façade height.

Thank you for your time,

- Jackie



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