

**From:** Andrew Leon <andrew.leon@mercerisland.gov>  
**Sent time:** 2022/07/18 12:14:39 PM  
**To:** Clayton Herbst <clayton@shedbuilt.com>  
**Cc:** Prentis Hale <prentis@shedbuilt.com>; Ruji Ding; Ryan Harriman  
**Subject:** RE: 3024 69th Ave SE  
**Attachments:** image001.png image002.png

Hello,

Please see my responses to your questions in line **in blue** below. If you have any additional questions, please include them in your Pre-Application Meeting submittal.

Thanks,

**Andrew Leon**

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | [mercerisland.gov/cpd](http://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](http://www.mercerisland.gov/cpd). Please contact us by phone for general customer support at 206-275-7626.*

**From:** Clayton Herbst <clayton@shedbuilt.com>

**Sent:** Tuesday, July 12, 2022 8:34 AM

**To:** Andrew Leon <andrew.leon@mercerisland.gov>

**Cc:** Mercer Island Permitting <epermit.tech@mercerisland.gov>; Prentis Hale <prentis@shedbuilt.com>; LandUse Planning <landuse.planning@mercergov.org>

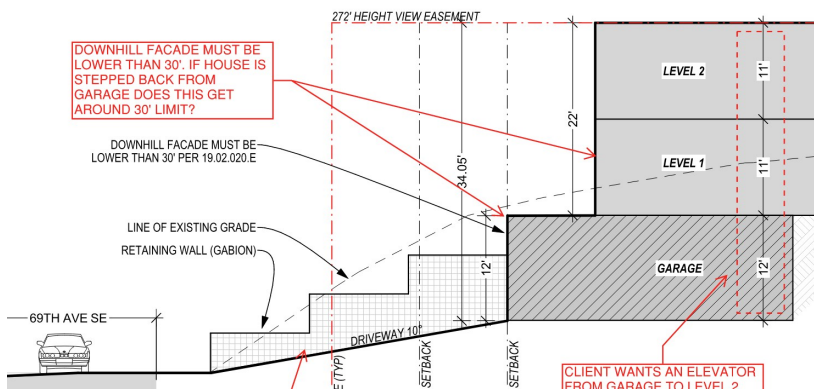
**Subject:** Re: 3024 69th Ave SE

Hey Andrew,

Understood about the long list of questions. We think a pre-application meeting will be invaluable to the project and will plan on setting up one ASAP.

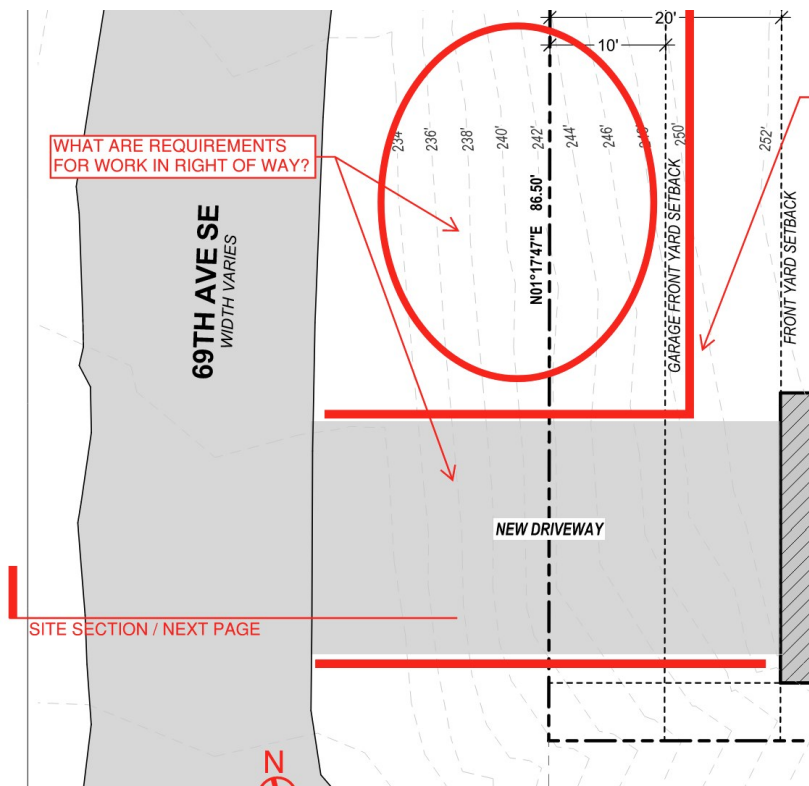
In the meantime, we are hoping we can get a targeted response from you all specifically regarding >the downslope height limit and whether a step back in the building massing alleviates this requirement

MICC 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. In the diagram below, the façade on the downhill side of the structure would include the garage and levels 1 and 2. Therefore, the shown downhill façade height would be 34.06 feet and would not comply with the height limit listed in MICC 19.02.020(E)(2).



>what kind of work is allowed in the public right-of-way

Please contact Ruji Ding, Senior Development Engineer, for any questions regarding work in the right-of-way. Ruji can be reached at [ruji.ding@mercerisland.gov](mailto:ruji.ding@mercerisland.gov).



i did not see any clear responses in the code and some insight into these two issues would be greatly appreciated. unlocking this info will allow us to have a more thought out design which will give us more to talk about at the pre-sub.

if answering these over phone is easier, please feel free to call me at 708 567 9476

thanks again  
Clay

On Mon, Jul 11, 2022 at 4:03 PM Andrew Leon <[andrew.leon@mercerisland.gov](mailto:andrew.leon@mercerisland.gov)> wrote:

Hello,

The list of questions you provided exceeds the scope of what we are typically able to respond to over email or over the counter due to the amount of research required and because multiple staff members will need to weigh in (planning, civil engineering, arborist, building, fire). If you would like to discuss this project with city staff, please schedule a Pre-Application Meeting. To schedule a Pre-Application Meeting, please submit the information on the [Pre-Application Meeting Request Form](#) to the city. Once the city receives the meeting request form, someone from the Permit Center will be in touch to schedule the meeting.

Thanks,

**Andrew Leon**

Planner

City of Mercer Island – Community Planning and Development Department

206-275-7720 | [mercerisland.gov/cpd](http://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](http://www.mercerisland.gov/cpd). Please contact us by phone for general customer support at 206-275-7626.*

**From:** Clayton Herbst <[clayton@shedbuilt.com](mailto:clayton@shedbuilt.com)>

**Sent:** Monday, July 11, 2022 2:54 PM

**To:** Mercer Island Permitting <[epermit.tech@mercerisland.gov](mailto:epermit.tech@mercerisland.gov)>; Prentis Hale <[prentis@shedbuilt.com](mailto:prentis@shedbuilt.com)>; LandUse Planning <[landuse.planning@mercerisland.gov](mailto:landuse.planning@mercerisland.gov)>

**Subject:** 3024 69th Ave SE

Hello,

My name is Clayton Herbst and I'm an architect working on a new single family house @ 3024 69th Ave SE (TPN: 217510315). I had called earlier about coming in to discuss some code/development questions about the site. As far as state of affairs, we are currently in the prelim design phase and want to understand the site parameters with more granularity before presenting any options to our client.

Some of the items I was hoping to review tomorrow with a code tech / land use reviewer were:

- >how to handle neighbor encroaching into yard easement / likely interference with site work
- >allowable work in the rite of way (i.e. retaining walls / driveway / landscape)
- >confirmation of calc of 30' height limit at downslope facade (ie does stepped back facade get around this)
- >special requirements for critical areas that overlay site
- >any other special requirements that we should be wary of!

I have attached a prelim site plan with questions overlaid as well as the survey.

Was planning on stopping by the counter around noon tomorrow.

Thanks

--

**CLAYTON HERBST**

Architect

**SHED**

[clayton@shedbuilt.com](mailto:clayton@shedbuilt.com)

m: [708.567.9476](tel:708.567.9476)

o: [206.320.8700](tel:206.320.8700) ext: [110](tel:110)

1401 South Jackson Street

Seattle WA 98144

[www.shedbuilt.com](http://www.shedbuilt.com)