

From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent time: 2023/10/05 10:59:17 AM
To: Seth Hale <seth@n5architecture.com>
Cc: Gareth Reece; Ryan Harriman
Subject: RE: PRE23-056 Notes
Attachments: image001.jpg image002.jpg image003.jpg

Hello,

Please see my responses [in blue](#) below.

Thanks,

Andrew Leon

Planner
City of Mercer Island – Community Planning and Development Department
206-275-7720 | mercerisland.gov/cpd

*****City Hall [Closed](#) Until Further Notice.*****

*Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).
The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.*

From: Seth Hale <seth@n5architecture.com>
Sent: Wednesday, October 4, 2023 10:00 AM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Gareth Reece <gareth.reece@mercergov.org>; Ryan Harriman <ryan.harriman@mercerisland.gov>
Subject: RE: PRE23-056 Notes

Greetings Andrew,

Sorry to ask another question regarding this. I just want to make sure I have it correct. Please see attached in green. Is this correct interpretation? Only pitched roof on downhill side above the 30' up to the average grade max height?

- Is there a certain pitch requirement?

[There are no roof pitch requirements under the land use code. The roof would be required to meet the 30-foot height limit above the average building elevation, however.](#)

- Are dormers allowed in the roof downhill side?

[Dormers are allowed on the downhill side of the building, but would be subject to the 30-foot downhill façade height limit.](#)

Thanks again,



Seth Hale
2562 Dexter Avenue N | Seattle WA 98109
206.300.5339 o | 206.300.5339 c
seth@n5architecture.com

From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent: Monday, October 2, 2023 12:42 PM
To: Seth Hale <seth@n5architecture.com>
Cc: Gareth Reece <gareth.reece@mercergov.org>; Ryan Harriman <ryan.harriman@mercerisland.gov>
Subject: RE: PRE23-056 Notes

Hello,

The bottom of the garage's wall is the downhill elevation used to measure the height of the façade on the downhill side of the house. The wall façade of all floors on the downhill side of the house can be no more than 30 feet above the downhill elevation of the bottom of the garage's west wall.

Thanks,

Andrew Leon

Planner
City of Mercer Island – Community Planning and Development Department
206-275-7720 | mercerisland.gov/cpd

*****City Hall [Closed](#) Until Further Notice.*****

*Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).
The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.*

From: Seth Hale <seth@n5architecture.com>
Sent: Saturday, September 30, 2023 8:09 AM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Gareth Reece <gareth.reece@mercergov.org>
Subject: RE: PRE23-056 Notes

Thank you Andrew,

So to be clear in this instance the façade furthest west would be the garage. I have attached A1.1 for clarification of this façade location.

Just want to make sure before I start making alterations.

Thanks again,



Seth Hale
2562 Dexter Avenue N | Seattle WA 98109
206.300.5339 o | 206.300.5339 c
seth@n5architecture.com

From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent: Friday, September 29, 2023 2:50 PM
To: Seth Hale <seth@n5architecture.com>
Cc: Gareth Reece <gareth.reece@mercergov.org>
Subject: RE: PRE23-056 Notes

Hello,

The downhill façade is the façade furthest to the west. As a result, the blue line is the approximate allowed downhill façade height.

Thanks,

Andrew Leon

Planner
City of Mercer Island – Community Planning and Development Department
206-275-7720 | mercerisland.gov/cpd

*****City Hall [Closed](#) Until Further Notice.*****

*Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW).
The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.*

From: Seth Hale <seth@n5architecture.com>
Sent: Wednesday, September 27, 2023 1:00 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Gareth Reece <gareth.reece@mercergov.org>
Subject: RE: PRE23-056 Notes

Greetings Andrew and thank you for forwarding the notes.

I do have one question right now about downhill facing façade.

I have attached preliminary code docs to see where all lands based on MI Land Use Code updates. The indicated height limits are approximate but close. The blue line on the elevations represents the 30' height at the downhill face. The red lines represent average grade and maximum height.

What constitutes Downhill Façade?

- Is the downhill façade the far west façade? In this case that is the garage facade.
- If not, what is considered the downhill façade on a stepped building? If it's all downhill facing facades regardless of location it does not seem it would be possible to ever reach the maximum height limit based on average grade.

Thanks,



Seth Hale

2562 Dexter Avenue N | Seattle WA 98109
206.300.5339 o | 206.300.5339 c
seth@n5architecture.com

From: Andrew Leon <andrew.leon@mercerisland.gov>

Sent: Friday, September 22, 2023 4:44 PM

To: Seth Hale <seth@n5architecture.com>

Cc: John Kenney <John.Kenney@mercergov.org>; Ruji Ding <ruji.ding@mercerisland.gov>; Jeromy Hicks <jeromy.hicks@mercergov.org>; Gareth Reece <gareth.reece@mercergov.org>

Subject: PRE23-056 Notes

Hello,

Thank you for attending the virtual Pre-Application Meeting on Tuesday to discuss a proposal to construct a new single-family dwelling at 5236 West Mercer Way. I have attached the notes for the meeting to this email. If you have any questions about any of the staff comments, please contact the corresponding staff member listed in the notes.

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).

The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.