

From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent time: 2022/10/06 10:40:06 AM
To: Jackie <jackie@mediciarchitects.com>
Cc: Schuyler Tutt <schuyler@mediciarchitects.com>; Ryan Harriman
Subject: RE: PRE22-038: 2430 74th Ave SE
Attachments: image001.png

Hello,

There is no distance at which an upper floor can be set back and be considered a different façade from the lower floors. In essence, the highest point of the wall on the downhill side of the house would need to be less than 30 feet above the bottom of the wall at its lowest point, where the top of the wall is measured from the bottom of the roof framing and the bottom of the wall is measured at the existing or finished grade, whichever is lower. This would apply regardless of how far the upper floors are set back from the lower floors.

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 5:48 PM
To: Andrew Leon <andrew.leon@mercerisland.gov>
Cc: Schuyler Tutt <schuyler@mediciarchitects.com>
Subject: RE: PRE22-038: 2430 74th Ave SE

Hi Andrew,

Thank you for the response. At what distance would a façade be considered separate? If the furthest downhill exterior wall supports a roof then should it not be considered its own façade and separate from subsequent stepping back?
The code section seems to speak only of a roof, not the highest roof of the overall building.

We appreciate a second look at this, as our intent is to lessen the bulk of the building on the downhill side of the slope while still maintaining reasonable interior heights and presence at the street side of the lot.

Thank you,

- Jackie

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From: Andrew Leon <andrew.leon@mercerisland.gov>
Sent: Wednesday, October 5, 2022 5:19 PM
To: Jackie <jackie@mediciarchitects.com>
Cc: Schuyler Tutt <schuyler@mediciarchitects.com>
Subject: RE: PRE22-038: 2430 74th Ave SE

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

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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

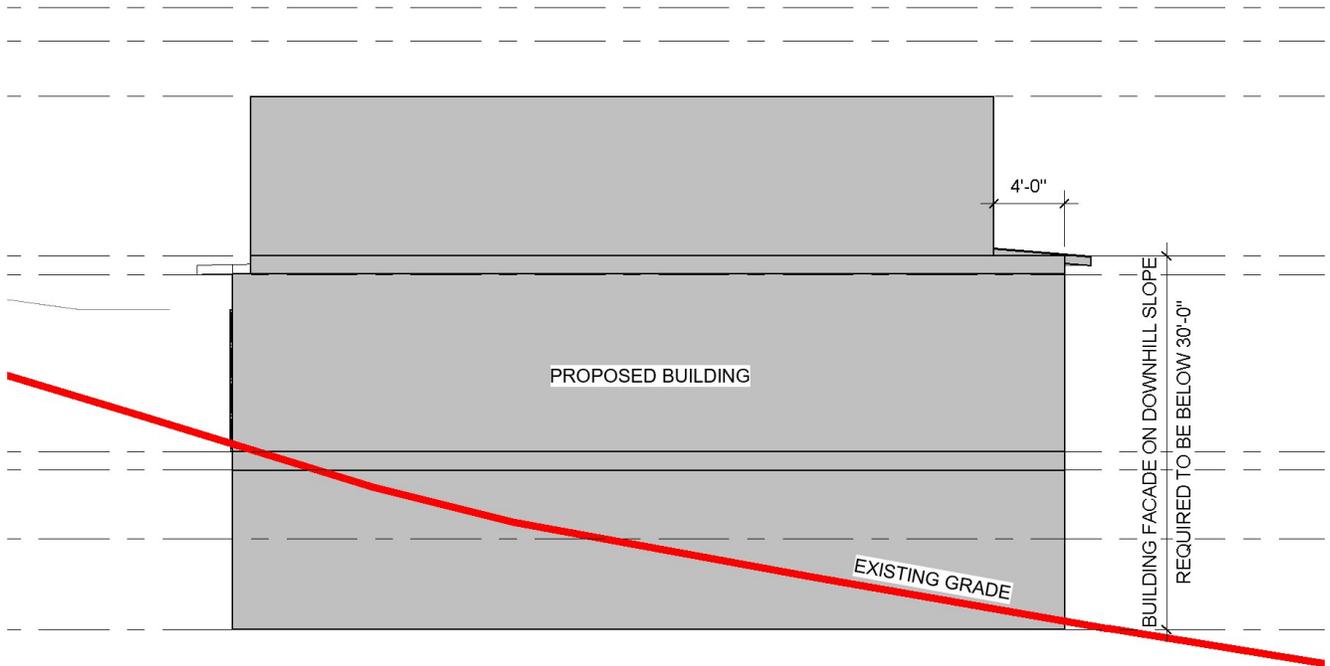
Hello Andrew,

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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