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**CITY OF MERCER ISLAND**

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[www.mercergov.org](http://www.mercergov.org)

DEV17-001 review

February 23, 2017

Attn: Gautam Velamoor  
6753 West Mercer Way  
Mercer Island, WA 98040

RE: DEV17-001 Fence Height Deviation, 6753 WMW

Dear Mr. Velamoor,

The City of Mercer Island Development Services Group has performed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above fence height deviation permit application. The following items need to be addressed before we complete processing of the application:

1. Please revise the plans to reflect a maximum fence height of 72 inches. The fence height deviation allows for a maximum 72 inch high fence and gate, and the gate is currently 75 inches high including the side posts. The side posts need to be reduced in height in order to comply with the 72 inch maximum height. An alternative would be to reduce the height of the gate side posts and reduce the height of the gate, if modulation is preferred visually.
2. Please update the deviation request to include parts of the property line that are within 20 feet of an improved street. Due to the south side of the property line abutting a shared access drive, which is considered a street, the deviation request needs to include the proposed 6 foot cedar fence along the South end property line. Deviations are needed for gates and fences above 42 inches within 20 feet of an improved street. This also includes the entire East property line that abuts West Mercer Way. According to MICC 19.16 "street" is defined as "an improved or unimproved public or private right-of-way or easement which affords or could be capable of affording vehicular access to property."

3. Please address the Public Comments attached that were received by the City by 5pm February 21<sup>st</sup>. The common theme within the objection letters is that the proposed gate and fence will alter the neighborhood character, have an impact on traffic safety, and should have vegetation between the fence and street. Please address these concerns and consider their suggestions.
4. Please provide an additional site plan without the contour lines and vegetation, and indicate the distance from the gate and fence to West Mercer Way, as well as the driveway abutting the South end of the property.
5. Please provide a rendering of what the 5 foot tall gate in the Northwest corner will look like.
6. Please provide a timeline for installation/completion of the proposed vegetation plan (as shown on the fence/gate site plan). Multiple Public Comments have expressed concern of the loss of vegetation and trees on the lot for development.
7. Please confirm that the proposed fence post locations won't have a negative impact on the surrounding trees, in regards to the roots and dripline. The City Arborist requires that the posts that could impact tree roots be moved. In addition, he recommends vegetation in front of the proposed fence as long as it stays out of the City Right-Of-Way.

The Planning Division's processing of the fence height deviation is on hold until these issues are resolved. Please do not hesitate to contact me at 206-275-7704 or via e-mail at [lauren.anderson@mercergov.org](mailto:lauren.anderson@mercergov.org) if you have any questions.

Sincerely,



Lauren Anderson, Assistant Planner  
City of Mercer Island Development Services Group  
[Lauren.anderson@mercergov.org](mailto:Lauren.anderson@mercergov.org)  
(206) 275-7704