

February 28<sup>th</sup>, 2017

Dear Lauren:

This letter is in response to the request for further information by the City of Mercer Island Development Services Group in order to complete processing of our application for fence height deviation (DEV17-001). I have addressed each item brought up by the City in numerical order.

1. We will revise the plans to reflect a maximum fence height of 72". We will reduce the side posts to 72" and the gate itself will reduce in height to 69". A revised set of gate plans is attached for review.
2. The fence height deviation request is for the following locations: A. Along the south side of the property due to the shared access drive there. B. Along the east side of the property bordering West Mercer Way and along the north side of the property for that portion of the fence less than 20 feet from the improved street. C. In the northwest corner of the property for that portion of the fence less than 20 feet from the access easement across the bottom of our northern neighbor's lot. In all these locations, we are requesting that our fence be 72" in height to match the remainder of the fence around the property. Please see the attached drawing showing the location of the fence as well as the portion of that fence where the deviation in height is requested.
3. Please see the separately attached pages which address each of the public comments in order. To summarize:

I have lived on Mercer Island for the better part of 35 years. I grew up here and plan to raise my family here largely because of the community that Mercer Island provides. I, too, am interested in maintaining the overall character of the island now and for future generations.

We do not feel that our proposed gate and fence will alter the neighborhood character as there are numerous instances of similar height fences all along West Mercer Way and bordering improved streets, many of which are within half a mile of our property (see attached pictures). In fact, a recently approved 72" fence and gate is being constructed just three homes south on West Mercer Way in a manner very similar to our proposal. In addition, there is already a six foot high fence along the shared access drive to the south of our property located on the property of our neighbor to the west and an existing six foot high fence along the west border of our property. Our intended fence and gate will be very similar in height to these already existing fences (and planned gate to be installed three homes south) within the neighborhood and, therefore, should not alter the neighborhood's character. In addition, a significant portion of the fence will be on the

down slope away from West Mercer Way, thereby mitigating the visual impact from the road.

We do not believe that traffic safety will be impacted as the line of site from adjacent streets (shared access drive to the south and Eden Lane to the north) is perfectly clear in both directions. Our fence and gate will not impact the view of oncoming traffic in either direction from either street, as it is located well behind the line of site in both directions (please see attached pictures). We are very much concerned with traffic safety and would not want our fence or gate to obstruct the view of traffic and have placed it far enough away from West Mercer Way so that the our neighbors' (in addition to our own) view of West Mercer Way traffic is not obstructed in any way. The view of West Mercer Way traffic from Eden lane (brought up in several of the public comments) would be particularly free, as our intended fence and gate is behind the cedar trees on our northern neighbor's lot and is completely hidden from view from the top of Eden Lane (see attached pictures).

Our landscape plan does call for vegetation in front of our fence along West Mercer Way. In spite of the numerous instances of six foot high fences along West Mercer Way without significant vegetation in front (see previously mentioned pictures attached), we do intend on having vegetation present to "soften" the appearance of the fence.

While our intended fence and gate will provide some privacy and noise relief from the busy traffic scene on West Mercer Way (one of our hopes), our most important rationale behind installation of the higher fence and gate is security and safety for our family. Just last week, we had our third break-in at the construction site (see attached pictures). It is our belief that a six foot high fence and gate may have prevented the break-in. Fortunately, the break-ins occurred during the construction phase of our project and no member of the family was home or endangered. MIPD was instrumental in securing the location and ensuring no significant damage. As we currently have two small children, we worry about their safety, especially given the traffic on West Mercer Way near our home. We feel the fence and gate will help protect them at home and from busy traffic along West Mercer Way.

4. Please see the attached additional site plan without contour lines and vegetation, which shows the distance from the proposed gate and fence to the edge of West Mercer Way, as well as the distance from the proposed gate and fence to the driveway abutting the South end of the property.
5. Please see the attached rendering of the 5 foot wide gate at the Northwest corner of the property. Essentially this will be identical to the adjacent fence, but function as a gate.
6. The timeline for installation and completion of the proposed vegetation plan is beginning in the next few weeks with completion expected approximately 3 to 4 weeks later. Our landscape contractor is currently looking for time to get our project on his schedule.

7. We will make every effort to ensure that the fence post locations for the entire fence (not just along the shared access to the south) will not have a negative impact on the surrounding trees or vegetation, in regards to the roots and dripline. Per the Arborist's recommendations, we are proposing to add vegetation in front of the fence along West Mercer Way, and there is already vegetation on the opposite side of the remainder of the fence locations. We also intend on adding back more trees to the property (tree mitigation was approved by the City Arborist) than were removed prior to construction). This addresses several public comments regarding lot clearing, as well.

Thank you for our consideration of our request for fence height deviation. Please let me know if there is any further information you require.

Sincerely,

A handwritten signature in cursive script that reads "Gautam R. Velamoor".

Gautam R. Velamoor