

PUBLIC NOTICE OF DECISION



NOTICE IS HEREBY GIVEN that approval has been granted for the application described below:

File No.:	DEV17-016
Description:	A request for an Impervious Surface Deviation to increase the maximum impervious surface coverage of the site to 42.94%. Impervious Surfaces are items that prevent water from penetrating into the soil, such as driveways and rooftops. A maximum of 40% of some lots in residential zones can be covered with impervious surfaces (subject to certain allowances). The City Code allows for the lot to be covered with an additional 5% of impervious surface (for a total of 40% lot coverage) via a deviation if certain deviation criteria are met.
Applicant / Owner:	Schaelier Chung (Dean Homes Incorporated)
Location of Property:	8420 SE 37 th ST, Mercer Island, WA, 98040;
SEPA Determination:	The proposal is categorically exempt from SEPA review per WAC 197-11-800(6)(e).
Applicable Development Regulations:	Pursuant to MICC 19.15.010(E), an application for an impervious surface deviation is required to be processed as an Administrative Action. Processing requirements for Administrative Actions are further detailed in MICC 19.15.020. The project will be reviewed for consistency with the following sections of the Mercer Island City Code: MICC 19.02 – Residential, MICC 19.15 - Administration, and MICC 19.16 - Definitions.
Project Documents:	Please follow this file path to access the associated documents for this project: https://mieplan.mercergov.org/public/DEV17-016/
Other Associated Permits:	Building permit 1709-120.
Decision:	Approved subject to conditions.

Appeal Rights:

DISCLAIMER: This information is provided as a courtesy. It is the ultimate responsibility of the appellant to comply with all legal requirements for the filing of an appeal.

Parties of record have the right to appeal certain permit and land use decisions. In some cases, other affected parties also have appeal rights. Depending on the type of decision, the appeal may be heard by a City Hearing Examiner, Commission, Board, or City Council, or outside the City to the State Shoreline Hearings Board, the State Growth Management Hearings Board, or King County Superior Court. For a comprehensive list of actions and the applicable entity who will hear the appeal, see MICC 19.15.010(E).

If you desire to file an appeal of a decision that is appealable to the City, you must submit the appropriate form and file it with the City Clerk **within the time stated in the Notice of Decision**. Forms are available from the Development Services Group. Upon receipt of a timely complete [appeal application](#) and [appeal fee](#), an appeal hearing will be scheduled. To reverse, modify or remand a decision, the appeal hearing body must find that there has been substantial error; the proceedings were materially affected by irregularities in procedure; the decision was unsupported by material and substantial evidence in view of the entire record; or the decision is in conflict with the City’s applicable decision criteria.

Property Tax Revaluation:

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For more information, please contact the King County Assessor’s office at (206) 296-7300.

Application Process Information:

Date of Application: September 5, 2017
Date Determined to Be Complete: September 28, 2017
Bulletin Notice: October 2, 2017
Date Mailed: October 2, 2017
Date Posted on Site: October 2, 2017
Public Comment Period: October 2, 2017 through 5:00 PM on November 1, 2017
Date Notice of Decision Issued: November 13, 2017
Appeal Filing Deadline: 5:00 PM on Monday November 27, 2017

The project is available for review at the City of Mercer Island, Development Services Group, 9611 SE 36th Street, Mercer Island, Washington.

Project Contact:

Andrew Leon, Planner
Development Services Group
City of Mercer Island
9611 SE 36th Street
Mercer Island, WA 98040
(206) 275-7720

andrew.leon@mercergov.org