



CITY OF MERCER ISLAND
 Department of Community Development
STAFF REPORT



APPLICANT: Grant and Judy Beck

LOCATION: 7421 and 7423 West Mercer Way

ZONING: R-15

APPLICABLE SECTION OF CODE: §19.04.0504(E)

PREVIOUS ACTION: Various short plats and lot line revisions; lot area variance 1985.

HEARING DATE: April 21, 1988

EXHIBITS: 1-Staff Report; 2-Vicinity Map; 3-Site Plan; 4-Application;

RESPONSIBLE STAFF: Scott Greenberg, AICP

REQUEST: Variance to allow a lot line revision between two existing lots (see description below).

STAFF SUMMARY:

The planning staff, having reviewed the subject property and reviewed the evidence presented to date, recommend that the Hearing Examiner make the following Findings of Fact and Conclusions:

RECOMMENDED FINDINGS OF FACT:

1. The lots are located at 7421 & 7423 West Mercer Way. In 1985, a lot area variance was granted to the owner of 7423. This lot (B-1-B) presently has 11,367 square feet and no waterfront access. The applicant proposes to enlarge this lot to 12,900 square feet by giving it waterfront access presently attached to 7421 (lot B-1-A). Lot B-1-A will be reduced in size from its' present 15,984 square feet to 13,547 square feet. In addition, an access easement will be granted across B-1-B to serve B-1-A.

