



SEPA COMPLIANCE	
Exempt	<input type="checkbox"/>
DS (EIS required)	<input type="checkbox"/>
Draft EIS issued	<input type="checkbox"/>
Final EIS issued	<input type="checkbox"/>
DNS w/15 day comment period	<input type="checkbox"/>
Mitigated DNS w/15 day comment period	<input type="checkbox"/>
DNS (Final)	<input type="checkbox"/>

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 File No. MLV-89-03
 Filing Fee Receipt #450 4375
 Date Received 3-16-89
 Area Map B-1

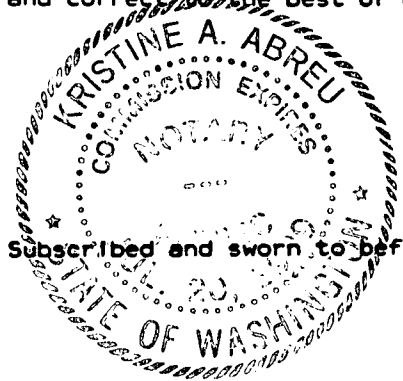
CITY OF MERCER ISLAND
 DEPARTMENT OF COMMUNITY DEVELOPMENT
 APPLICATION FORM

Name of Property Owner Helene Bender
 Mailing Address: 2765 60th S.E.
 Daytime Phone: 232 4600
 Property Owner's Representative: Property owner
 Mailing Address: Same
 Daytime Phone: _____
 Location of Proposal: (Street Address) 2765 60th Ave. S.E.
 Tax Account No.: 217450 2870
 Property Size (Square Feet): 15,600 Sq. Ft.
 Brief Summary of Request: A variance to allow creation of 2 lots
one of 8400 Sq. Ft. and one of 7200 Sq. Ft.

AFFIDAVIT

STATE OF WASHINGTON:)
)SS
 COUNTY OF KING)

HELENE G. BENDER, being duly sworn, depose and say that we are the owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of our knowledge and belief.



Helene G. Bender
 (Owner)

 (Owner)

Subscribed and sworn to before me this 16th day of March 1989.
Kristine Abreu
 Notary Public in and for the State of Washington
 residing at EDMONDS.

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ZONING VARIANCE

CRITERIA FOR APPROVAL OF A ZONING VARIANCE (ZONING CODE,
SECTION 19.04.1404(B))

Your answers to the following questions will be used in the decision on your application. Please respond fully to all of the following questions (attach extra sheets, if necessary). It is the applicant's responsibility to show the Hearing Examiner that all four of the variance criteria are satisfied.

1. Describe the special circumstances applicable to the lot or tract (e.g. size, shape, topography, location or surroundings, trees or vegetation, other physical conditions, installation of a solar energy system, or the orientation of a building for the purposes of providing solar access.

A short plat was approved in 1960 for two lots. At that time, second class shorelands could be included in lot area. Since both lots remained under common ownership when city laws changed to exclude second class shorelands, the city will not recognize the validity of this short plat. The property itself has a house on the eastern portion and apx. 140' of rolling lawn between the house and lake. The lawn area is a logical building location, with access from the end of S.E. 28th St.

2. Explain why the variance would neither alter the character of the neighborhood nor impair the use or development of adjacent property.

Other lots in the neighborhood have been divided into two (see attached map.) particularly to the east, 2 lots of 7,500 Sq.Ft. were created through the variance process; 2 more lots of 7,500 Sq.Ft. received variances on 61st; 4 lots of 3,400 Sq.Ft. were created to the north. Access from S.E. 28th St. will not encroach on Calkins' Landing, and will be similar to the existing access to the Gai's on the south side of S.E. 28th.

3. Explain why the variance would not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

Public use of Calkins Landing will not be affected. An additional house along the waterfront will actually continue the present development pattern established on a number of nearby lots. Both lots would be larger than many existing lots in the neighborhood (see attached map.).

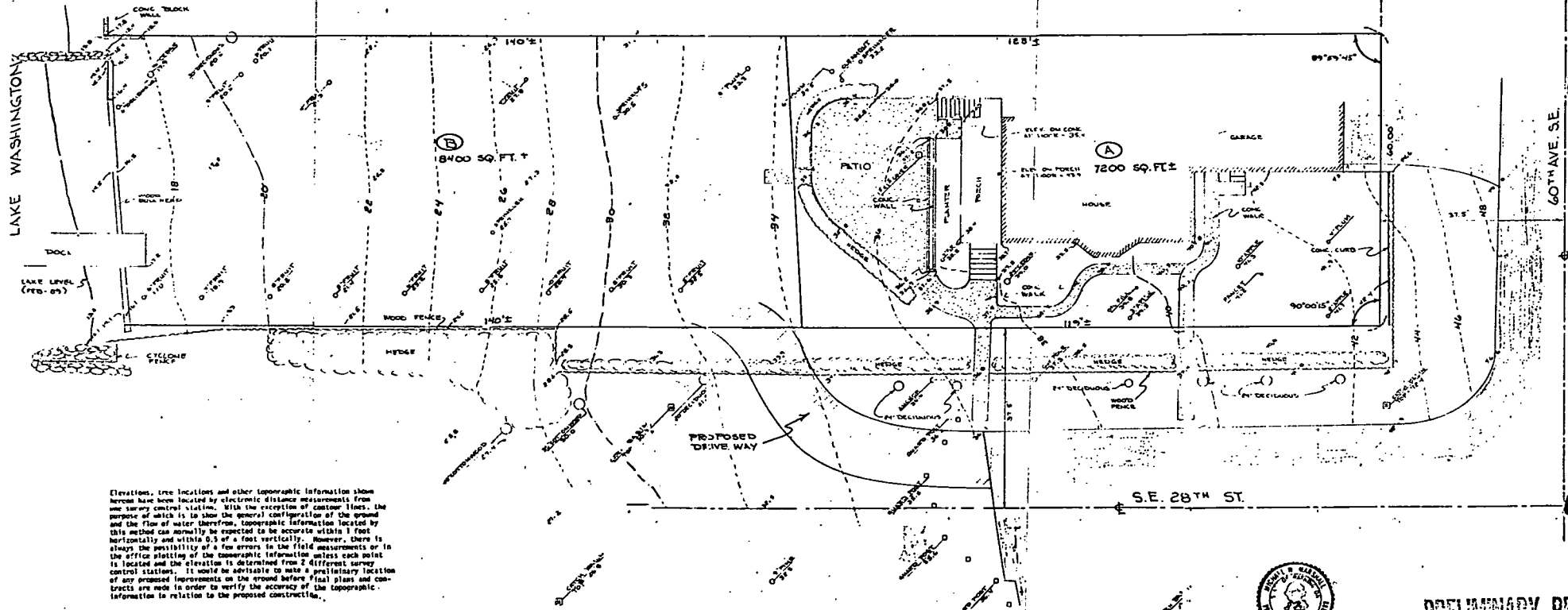
4. Explain why the variance would not conflict with the general purposes and objectives of the Comprehensive Plan.

Two houses would not overcrowd the land-there is plenty of property for two houses; adequate light and air would still be available to Calkins Landing and surrounding properties.

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Elevations, tree locations and other topographic information shown herein have been located by electronic distance measurements from one survey control station, with the exception of contour lines. The purpose of which is to show the general configuration of the ground and the flow of water therefrom. Topographic information located by this method can normally be expected to be accurate within 1 foot horizontally and within 0.5 of a foot vertically. However, there is always the possibility of a few errors in the field measurements or in the office plotting of the topographic information unless each point is located and the elevation is determined from 2 different survey control stations. It would be advisable to make a preliminary location of any proposed improvements on the ground before final plans and contracts are made in order to verify the accuracy of the topographic information in relation to the proposed construction.

TOPOGRAPHIC SURVEY OF A PORTION OF
LOTS 112, BLOCK 17, EAST SEATTLE

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PRELIMINARY PRINT

ADDED PROPOSED SHORT PLAT 2-1-89

M.W. MARSHALL P.L.S.
- FORMERLY -

JONES, BASSI & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
2624 S.E. 28th - SEASIDE - MERCER ISLAND, WASHINGTON 98040

DWN	M.W.M.	SCALE 1"=40'	DATE 3-9-88
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● = UNDER-SIZED LOT

V = VARIANCE GRANTED FOR LOT SIZE



CALKIN'S LANDING

DEPARTMENT OF COMMUNITY DEVELOPMENT

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EAST BEATER

218,000

217,500

217,000

216,500