

ARCHITECTS NORTHWEST

Architects Northwest, Inc.

18915 - 142nd Ave NE #100

Woodinville WA 98072

Website: www.ArchitectsNW.com

P: 425-485-4900

F: 425-487-6585

Toll Free: 1-888-ARCH-100

Email: ANW@ArchitectsNW.com

To: City of Mercer Island Development Services Group / Planning Division
9611 SE 36th ST
Mercer Island, WA 98040

Client: Chris & Marie Chin
cchin128@msn.com; miuyichin@msn.com

RE: Request for Impervious Area Deviation for 8217 SE 28th ST

Dear Sir or Madam,


I hereby request an impervious area deviation to allow my clients to increase the allowable impervious area on their property from 35.00% to 39.99%, for the development of a future new SFR on their vacant lot located at 8217 SE 28th ST..

The 9718sf subject lot contains steep slopes on the western third, which will remain undisturbed. The proposed residence will be sited in the center third of the lot, avoiding the steep slopes to the west and major utilities easements serving the rest of the plat located on the east boundary of the lot. The site was heavily graded during plat development years ago. The calculated lot slope of 29.67% results from unusual topography that creates an unfortunate proximity of the lot's high and low points, resulting in an overstated calculation of lot slope. The lot slope in the proposed area of development is less than 15.00%, and therefore an impervious coverage of 40.00% should be allowed.

The subject site complies with many of the listed criteria for approval of an impervious area deviation and therefore my client is seeking this relief. The request is for 485sf additional impervious area, an increase from 35.00% to 39.99%. The proposal would not require a deviation if not for the high and low points of the lot being located in close proximity, in the steep slope areas not proposed for development.

Thank you in advance for your consideration of this request.

Sincerely,


Jeffrey deBoulet, Architect
President
Architects Northwest, Inc

3.10.17