

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730



Deviations to the Maximum Impervious Surface Requirements

APPLICATION FEE: See Development Application for current fees

The total percentage of a lot that can be covered by impervious surfaces (structures, including roof projections, impervious decks, and surfaces such as asphalt or concrete driveways, which substantially reduce and alter the natural infiltration characteristics of the soil) is limited by the slope of the lot for all single family developments as follows:

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> (limit for impervious surfaces)
Less than 15%	40%
15% – less than 30%	35%
30% – 50%	30%
Greater than 50%	20%

The Code Official may grant a deviation, allowing an additional five (5) percent of lot coverage over the maximum requirements. However, the applicant must demonstrate through the submittal of an application and supporting documentation that the proposal meets one of the criteria specified in MICC 19.02.020(D)(3).

Your application must include the following:

1. Select at least one of the three criteria listed below;
2. Give a complete statement of the reasons and conditions to support your request for a waiver in a cover letter;
3. Complete questions 1-4 regarding how this proposal addresses site issues;
4. Complete the attached site development worksheet;
5. Attach a detailed site plan or survey as determined by the Code Official; and
6. Provide calculations documenting total impervious surfaces

Please choose one of the following criteria and provide an explanation as to how the proposal meets the chosen criteria. City staff may grant a deviation (limited to 5% over the maximum lot coverage requirement based on one criterion). Please be as encompassing as you can in responding to the following criteria; remember, the burden of proof is on the applicant to show that they meet the minimum requirements for a deviation. Please feel free to attach additional sheets.

Criterion 1 – The proposal uses Preferred Practices, outlined in MICC 19.09.100, which are appropriate for the lot

Construction - Preferred Practices (MICC 19.09.100):

1. Use common access drives and utility corridors where feasible.

Please provide an explanation as to how your proposal meets at least one of the above criteria to support a deviation request

SEE ATTACHED EXPLANATION LETTER

PLEASE ANSWER HOW YOUR PROPOSAL ADDRESSES THE FOLLOWING QUESTIONS:

1. How is the proposed development associated or related to the site?

U

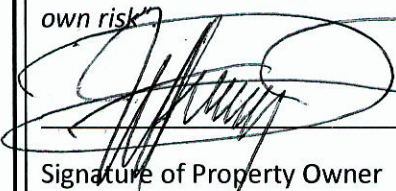
2. What is the minimum amount of impervious surface necessary to fulfill the request?

U

3. Are there other relevant physical or environmental factors that support the requested deviation?

U

Application for a deviation involves substantial time, expense, and risk for a property owner. Application does not guarantee approval. Request must meet difficult criteria, and applicants are proceeding "at their own risk"



ARCHITECT
FOR CLIENTS
CHRIS & MARIE CHIN

3.10.17

Signature of Property Owner

Date

8217 SE 28TH ST

Site Address

② Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.

③ Retaining walls should be used to maintain existing natural slopes in place of graded artificial slopes; or,

Criterion 2 – The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway corridor); or,

Criterion 3 – The proposal minimizes impacts to Critical Areas and is the minimum extent possible for the additional impervious surfaces.



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Impervious Area Deviation for Chris & Marie Chin Residence @ 8217 SE 28th ST, MI - page 1 of 2

Please provide an explanation as to how your proposal meets at least one of the above criteria to support a deviation request:

Criterion 1: The proposal uses Preferred Practices, outlined in MICC 19.08.100, which are appropriate for the lot. All three options are used.

1. Use(s) common access drives and utility corridors where feasible.

The proposal utilizes a triangular access easement shared with the residence at 8219 SE 28th ST. Easements providing water, sewer and storm drainage to other lots in the plat encumber the subject site.

2. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible. The proposal locates the house in the center of the lot with driveway/auto court access from the east, leaving the western third of the lot undisturbed, which has slopes in excess of 40%.

3. Retaining walls should be used to maintain existing natural slopes in place of graded artificial slopes. The proposal uses retaining walls to provide a usable level auto court on the sloped lot, while minimizing grading within the water, sewer and storm drainage easements at the east end of the lot that serve other lots in the plat.

Criterion 3: The proposal minimizes impacts to Critical Areas and is the minimum extent possible for the additional impervious surfaces.

The steeply sloped areas on the west third of the lot will remain undisturbed. The proposed residence is located in the middle third of the lot. Major utilities easements run along the east property line, and the auto court is located between those easements and the residence. The proposal protects the steeply sloped western third of the site and the utility corridors on the east end of the site, which lengthens the entry driveway. The proposal is the minimum necessary to provide access and steep slope protection.

1. How is the proposed development associated or related to the site?

The proposal allows for construction of a 4298sf 2-story + basement residence, plus decks, porches and a 767sf garage at the basement level on a 9718sf vacant platted lot with 29.67% lot slope, along with a driveway, auto court, walkways and retaining walls as required. The residence is consistent in size, scale, style and site placement with other residences in its immediate vicinity.

2. What is the minimum amount of impervious surface necessary to fulfill this request?

The requested increase to 39.98% impervious lot area exceeds the 35.00% lot coverage allowed by 485sf. Meeting the 35.00% limit would shrink the auto court and result in a 2-car garage, which is not typical of homes in the area. This problem is exacerbated by the lack of parking on SE 28th ST. Therefore, the request for an additional 485sf (4.98%) of impervious area is the minimum necessary to fulfill this request.



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3. Are there other relevant physical or environmental factors that support the requested deviation?

The proposed residence is sited on the center of a site that slopes off severely to its low point at the NW corner. The high point of the site is unfortunately located on the western third of a generally level south property line. The site was topographically altered by utilities installations and plat development over a decade ago. The measured lot slope of 29.67% does not reflect the much smaller impact of the proposed development. The proposed residence and its vehicular access are located in the eastern 2/3 of the site. The lot slope over the eastern 2/3 of the site, from the site's high point to the NE corner, which is the 2nd lowest point on the site, is only 14.62%. This lot slope more accurately reflects the true conditions of the development. Since the steeply sloped areas are not being disturbed, and development is confined to areas of less than 15.00% slope, this lot should be treated as a lot that is allowed 40.00% lot coverage, and the impervious are deviation approved.