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# CITY OF MERCER ISLAND

## DEVELOPMENT SERVICES GROUP

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)

Inspection Requests: Online: [www.MyBuildingPermits.com](http://www.MyBuildingPermits.com) VM: 206.275.7730

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## Deviations to the Maximum Impervious Surface Requirements

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### 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.

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.

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

THIS PROPOSAL MEETS CRITERION 1 AS FOLLOWS:

1. THE PROJECT USES 1 SHARED ACCESS DRIVE + UTILITY EASEMENT FOR ACCESS TO 3 PARCELS, THE MAJORITY OF THIS EASEMENT FALLS ON PARCEL 2.
2. THE PROJECT CONSOLIDATES ALL DEVELOPMENT AWAY FROM THE WETLAND AND STEEP SLOPE AREAS OF THE PROPERTIES TO AVOID CRITICAL AREAS AS MUCH AS POSSIBLE.
3. THE PROPOSED ACCESS DRIVE GENERALLY FOLLOWS CURRENT GRADING TO MINIMIZE THE NEED FOR RETAINING WALLS AND REGRADING.

**PLEASE ANSWER HOW YOUR PROPOSAL ADDRESSES THE FOLLOWING QUESTIONS:**

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

THIS PROPOSAL CONSISTS OF SHARED ACCESS DRIVE SERVING 3 PARCELS, A SINGLE-FAMILY HOME + AUTO COURT LOCATED IN AN AREA OF THE SITE THAT HAS BEEN PREVIOUSLY DEVELOPED.

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

THE MINIMUM IMPERVIOUS SURFACE NECESSARY TO REASONABLY USE THE PROPERTY IS 6,640 FT<sup>2</sup>. PLEASE SEE INCLUDED SITE PLAN FOR MORE DETAILED INFORMATION AND IMPERVIOUS SURFACE CALCULATIONS.

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

THE SITE TOPOGRAPHY AT THE FRONT YARD PUSHES ANY DEVELOPMENT TOWARDS THE REAR OF THE LOT, WHICH IN TURN LENGTHENS ANY ACCESS EASEMENT/DRIVES. WETLANDS ON ADJACENT PARCELS HAVE PUSHED THE MAJORITY OF THE SHARED ACCESS EASEMENT TO FALL ON THIS PARCEL.

*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".*

*Yuanfuan Chen*

27 JUNE 2017

Signature of Property Owner

Date

8383 E. MERCER WAY, 98040

Site Address