

Date: September 15, 2016

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

RE: Request IAD for Dean Homes @ L1 SUB 15-204: 8420 SE 37th ST; Mercer Island

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 40.00% to 42.94%, for the development of a future new SFR on the newly subdivided lot at 8420 SE 37th ST.

The 9,620sf subject lot contains a 1220sf access easement serving Lot 2 of the short plat. This easement is required by Mercer Island policies, and is a Preferred Practices per MICC 19.08.100; "Use(s) common access drives and utility corridors where feasible."

The 1220sf access easement is 12.68% of the lot's 9,620sf area; and more significantly absorbs 31.70% of the 40.00% maximum lot coverage. The access easement requirement places a substantial encumbrance on the lot, by limiting the lot coverage available for the construction of a new residence on the subject lot. This limitation justifies administrative relief via an impervious area deviation for an additional 2.94% lot coverage (240sf impervious area), which will allow development consistent with other lots in the same zone and vicinity.

Thank you in advance for your consideration of this request.

Sincerely,

Jeffrey deRoulet, Architect/President
Architects Northwest, Inc