

Impervious Area Deviation for Dean Homes - L1 SUB 15-204 @ 8420 SE 37th ST, MI

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; specifically; 1. Uses common access drives and utility corridors where feasible.

The 9620sf vacant lot is the front (southern) lot of a 2-lot short plat. A 1220sf (20'w x 61'd) area on its SE corner contains an access easement for the northern lot of the short plat (lot 2) and provides a common access drive for Lot 1. The 1220sf access easement counts as impervious area on Lot 1, which is 12.68% of its lot area, and 31.70% of its 40% allowed lot coverage (7.32% lot slope); thereby justifying partial relief in the form of an impervious area deviation.

The requested deviation of 2.94% (240sf) of additional impervious surface area (total of 42.94%) is to mitigate the impact of the 1220sf Lot 2 access easement, which occupies 31.70% of Lot 1's allowable impervious area (12.68% / 40.00% = 31.70%) be allocated to the access easement. The easement area north of Lot 1's driveway is 16.67' x 20' = 333sf. If the Lot 2 access easement did not exist and the Lot 1 driveway remained in its proposed length and width, Lot 1's impervious area would be 3755sf, or 39.03%. The deviation is therefore made necessary by the existence of the Lot 2 access easement. If the lot was a conventional street-access lot, the requested relief via an imperious area deviation would not be necessary.

The requested deviation represents the minimum impervious area necessary to construct the desired new residence and site improvements consistent with the scale of residences in the immediate vicinity.

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

The proposal allows for a roof area of 2596sf (less than 45'w x 60'd to the gutters) plus 1496sf of driveway and auto court/turnaround. The proposed roof area and driveway area will allow for a 2-story residence of approximately 3200sf with a 2-car garage, storage, porches and decks. This size and scale of development is consistent with new and existing residences in the vicinity. The 2.94% additional impervious area equals 240sf.

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

The requested increase to 42.94% impervious lot area exceeds the 40.00% lot coverage allowed by 240sf. Compliance with the 40.00% limit would restrict the potential home size to 2500sf + 2-car garage, far less than what is typical for a 8440sf (net) lot in this vicinity. Therefore, the request for an additional 240sf (2.94%) of impervious area is the minimum necessary to fulfill this request.

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

No, the existence of the access easement for Lot 2 as required by MICC 19.08.100 Preferred Practice, as described in the explanation above, is justification for the requested 2.94% impervious area deviation.

The subject lot connects into a new storm retention/drainage system construction for the 2-lot short plat, and therefore granting the impervious area deviation will not create any drainage, erosion, or landslide issues or hazards for the subject lot or any adjacent lots.