

Date: September 15, 2016

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

RE: Request IAD for Dean Homes @ L2 SUB 15-204: 8426 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 44.18%, for the development of a future new SFR on the newly subdivided lot at 8426 SE 37th ST.

The 8,413sf subject lot is accessed via an easement across Lot 1, which contacts Lot 2 on a 1020sf (20'w x 51'l) panhandle/flag, which contains the 16'w driveway. This condition provides the justification for the impervious area deviation under Criterion #2: "The lot has a unique shape or proportions; i.e., a flag lot, with a circuitous driveway corridor." The flag adds 816sf impervious area to the lot in excess of a standard, street-accessed lot, which is 9.70% of the lot area; or 24.23% of the 40.00% lot coverage available. The amount of lot coverage taken by the panhandle access drive restricts the lot coverage available for construction of a residence, resulting in a smaller footprint, parking, garage and building area than is consistent with other new developments in the same zone and vicinity.

The combination of an access easement on Lot 1 and a panhandle on Lot 2 creates 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 4.18% lot coverage (352sf 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