

## **Impervious Area Deviation for Dean Homes - L2 SUB 15-204 @ 8426 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 2: The lot has a unique shape or proportions; i.e., a flag lot, with a circuitous driveway corridor.

The 8413sf vacant lot is the rear (northern) lot of a 2-lot short plat. The lot has a 20'w x 51'l panhandle on its SE corner that joins with a 20'w access easement across Lot 1 to provide access to SE 37th ST. This panhandle contains a 16'w driveway that totals 816sf of impervious area, or 9.70% of the subject lot's area. The existence of the panhandle access corridor creates an access situation that requires an excessive amount of impervious area to access the building pad, thereby justifying partial relief in the form of an impervious area deviation. The lot slope is only 9.15%, which allows 40.00% of impervious lot coverage. The available building footprint is restricted to only 3100sf, due to nearly half the site being occupied by an unbuildable panhandle containing an access easement that serves the two lots below the subject lot.

The requested deviation of 4.18% of additional impervious surface area (total of 44.18%) is to mitigate the impact of the panhandle access configuration, which requires that nearly 25% of the allowable impervious area ( $9.7\% / 40.00\% = 24.23\%$ ) be allocated to the driveway on the 51'd panhandle. Furthermore, the panhandle access configuration requires an onsite turnaround to avoid backing down a 112'l driveway to the street. The turnaround adds another 300sf (3.57%) of impervious area above and beyond the standard 18'w driveway that would be utilized on a conventional street-access lot.

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 2374sf (less than 44'w x 54'w to the gutters) plus 1343sf 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 4.18% additional impervious area equals 352sf.

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

The requested increase to 44.18% impervious lot area is 352sf over the 40.00% lot coverage allowed. Strict compliance with the 40.00% limit would restrict the potential home size to 2500sf + 2-car garage, which is far below what is normal for an 8413sf lot in this vicinity. Therefore, the request for an additional 352sf (4.18%) 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?**

The subject lot's 1020sf of unbuildable panhandle both limits the usable portion of the lot's 8413sf area, and accounts for 9.70% of the allowed 40.00% impervious lot coverage. If the lot was a more conventional, street-access lot, or if the lot did lose 816sf of lot coverage to the panhandle, the requested relief via an impervious area deviation would not be necessary.

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.