From:	Richard McIntosh
To:	Lauren Anderson
Subject:	Re: File Nos.: CA017-005, DEV17-009, ADU17-003,SHL17-007, SUB17-004--The Lady Bug Trust
Date:	Tuesday, May 30, 2017 2:46:08 PM

Lauren,
We would like to be a Party of Record commenting on the proposed building deviations for the above file numbers for The Lady Bug Trust. We live two lots to the south of the property at 3815 West Mercer.

1. There is not justification to grant the Impervious Area Deviation. The large home and associated structures of 12,000+ sq ft is much larger than the existing structure although the application states that they will build where feasible on the existing site. The deviation is for 35% which is above the maximum allowed by current MI code of 30%. Given the expansive site of two very large lots, we think that there is no reason that the Impervious Service cannot fit into the MI code of 30%. There is a reason there are codes on MI!

2. There is a third southernmost lot on which no construction will currently be taking place. Given that this lot is independent of the two other lots, there should be NO consideration of this lot now regarding Impervious Area Deviation nor dock expansion of any sort. That should be addressed if/when that lot is developed.

3. Another concern of ours is the deviation requested for altering the steep slope.
With slide potential and water run off issues, protecting the vegetation/trees on MI is very, very critical on MI. This extra run off will also affect the shoreline. This property is in MI documented slide area. Our neighbor's property four doors south of us on the Lake had a substantial slide into the Lake this past winter. The constant approval of mega houses is destroying the vegetation that is needed to hold water from our heavy rains. We strongly feel that any more cutting of trees/vegetation should be kept to a minimum. These are two very large lots. Surely a "mega" house can be fit on these two lots without destruction of the steep slope.

4. Although there are no details for the proposed "dock expansion", it is critical to our shoreline that docks be kept to a reasonable size. There is a massive dock there now which housed a very large yacht in the past. We are opposed to any sort of dock expansion that seems to make it into a pier instead of a dock. This would require dredging, harm the salmon runs, and there should be no deviation at any time for this.
Our salmon habitat and shoreline needs to be protected. The dock should be in line with the current huge dock system that is already there and no deviation should be allowed.

5. Lastly, this house will be an ongoing project of several years. The increased traffic and in particular, parking issues relating to this house construction will drastically impact West Mercer. There currently is a house being constructed two lots north of said house and there has been constant parking on the E and W sides of West Mercer,spanning N and S for nearly two years. Today, 5/30, there are 20 cars and trucks parked on the E and W sides of West Mercer related to this house construction. The cars/trucks park in the Bike Lane on the E Side of West Mercer and hang over onto the already narrow road. A Bike Lane is not a parking strip for construction cars/trucks that are lined up bumper to bumper.
There has been at least one bike accident when a bike came around a corner and ran into one of the parked cars. In addition, these cars impair the sight lines of residents on both the E and W sides of West Mercer when they are entering West Mercer. MI City officials and the City has acknowledged that there will be substantial increased traffic on West Mercer when the I-90 Express Lanes close next week. We implore that the owners bus their workers to the construction site and do not park on West Mercer.

We disagree with many of the deviations requested by Lady Bug Trust. We sincerely hope that you will consider our comments before granting any deviations.
Janet & Richard McIntosh
3815 West Mercer Way
206 236 0958

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