



CITY OF MERCER ISLAND
9611 SE 36th Street • Mercer Island, WA 98040-3732
PHONE (206) 275-7605 • FAX (206) 275-7726
www.mercergov.org

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CITY OF MERCER ISLAND
DEVELOPMENT SERVICE GROUP

Deviations to the Maximum Impervious Surface Requirements

APPLICATION FEE: See Development Application for current fees

The total percentage of a lot that can be covered by impervious surfaces (structures, including roof projections, impervious decks, and surfaces such as asphalt or concrete driveways, which substantially reduce and alter the natural infiltration characteristics of the soil) is limited by the slope of the lot for all single family developments as follows:

<u>Lot Slope</u>	<u>Maximum Lot Coverage</u> (limit for impervious surfaces)
Less than 15%	40%
15% – less than 30%	35%
30% – 50%	30%
Greater than 50%	20%

The Code Official may grant a deviation, allowing an additional five (5) percent of lot coverage over the maximum requirements. However, the applicant must demonstrate through the submittal of an application and supporting documentation that the proposal meets one of the criteria specified in MICC 19.02.020(D)(3).

Your application must include the following:

- 1) Select at least one of the three criteria listed below;
- 2) Give a complete statement of the reasons and conditions to support your request for a waiver in a cover letter;
- 3) Complete questions 1-4 regarding how this proposal addresses site issues;
- 4) Complete the attached site development worksheet;
- 5) Attach a detailed site plan or survey as determined by the Code Official; and
- 6) Provide calculations documenting total impervious surfaces.

Please choose one of the following criteria and provide an explanation as to how the proposal meets the chosen criteria. City staff may grant a deviation (limited to 5% over the maximum lot coverage requirement based on one criterion). Please be as encompassing as you can in responding to the following criteria; remember, the burden of proof is on the applicant to show that they meet the minimum requirements for a deviation. Please feel free to attach additional sheets.

- Criterion 1** – The proposal uses Preferred Practices, outlined in MICC 19.09.100, which are appropriate for the lot.

Construction - Preferred Practices (MICC 19.09.100):

1. Use common access drives and utility corridors where feasible.
2. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
3. Retaining walls should be used to maintain existing natural slopes in place of graded artificial slopes; or,

Criterion 2 – The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway corridor); or,

Criterion 3 – The proposal minimizes impacts to Critical Areas and is the minimum extent possible for the additional impervious surfaces.

Please provide an explanation as to how your proposal meets at least one of the above criteria to support a deviation request: THE SITE CONTAINS AN EXISTING 2 STORY HOME WITH ATTACHED GARAGE BUILT IN 1960, ACCESSED BY A LONG SHARPED DRIVEWAY IN AN EASEMENT, THEREFORE ESSENTIALLY A FLAG LOT. EXISTING DOWNHILL REMAINING WALLS WILL BE RETAINED TO PROTECT STEEP SLOPES. ALL DRAINAGE WILL BE PIPED INTO LAKE WASHINGTON AT THE WEST PROPERTY LINE TO PROTECT NEIGHBORING CRITICAL AREAS. A COMPLETE DEMOLITION AND REBUILD OF A NEW RESIDENCE WILL MINIMIZE DEVELOPMENT OUTSIDE OF THE MAIN ROOF FOOT PRINT. THE DEAD END DRIVEWAY HAS A MINIMUM PRACTICAL TURN AROUND AREA 45' DIAMETER.

PLEASE ANSWER HOW YOUR PROPOSAL ADDRESSES THE FOLLOWING QUESTIONS:

1. How is the proposed development associated or related to the site?
THE EXISTING HOUSE WILL BE DEMOLISHED BY THE EXISTING TURN AROUND WILL BE MAINTAINED IN THE AREA WITH NEW SURFACE. IT MUST BE WIDENED TO THE NORTH SO THERE IS A SAFE DIAMETER FOR EMERGENCY VEHICLES TO TURN AROUND, CAUSING INCREASED IMPERVIOUS AREA.
2. What is the minimum amount of impervious surface necessary to fulfill the request?
WITH THE MINIMUM PRACTICAL 45' Ø TURN AROUND AND LITTLE WALKWAY OR PATIO DEVELOPMENT OUTSIDE THE MAIN ROOF FOOTPRINT, THE LOT NEEDS 35% IMPERVIOUS AREA CAUSED BY STEEP SLOPE AREAS.
3. Are there other relevant physical or environmental factors that support the requested deviation?
BECAUSE OF STEEP TOPOGRAPHY, A WIDE AND SHALLOW RECTANGULAR FOOTPRINT FOR THE HOUSE KEEPS DEVELOPMENT FROM MOVING DOWNHILL INTO MORE CRITICAL AREAS. THE LONG RECTANGLE CREATES MORE IMPERVIOUS AREA THAN A MORE SQUARE SHAPE. A SQUARE WOULD DISTURB AREA OF CRITICAL SLOPE BELOW THE HOUSE.

Application for a deviation involves substantial time, expense, and risk for a property owner. Application does not guarantee approval. Request must meet difficult criteria, and applicants are proceeding "at their own risk".

Carol Noyes
 Signature of Property Owner

JUNE 28TH 2016
 Date

4727 FOREST AVE SE, MERCEER ISLAND
 Site Address