

March 3, 2021

I have an existing deck (in need of replacement) partially covered by an open trellis pergola (which plans to keep).

The deck is within 18" of grade at the house but the lot slopes down progressing in to the backyard. At the outside projection (16' measured from house) the elevation of deck above grade is 2-3'. The deck is within the setbacks. Lot coverage of house is 1644' sq on lot size 5000' sq. Lot Coverage = 33%

The proposed deck is comprised of 2 connected sections- North and South. South measures 14' x 16' = 224' sq. North measures 16' x 16' = 256' sq - 3' x 4' sq (12' sq) = 242' sq

North portion of deck is covered by pergola.

Total lot coverage = 1644' sq (house) + 224' sq + 242' sq (deck) = 2110' sq / 5000' sq = .42 or 42% lot coverage. Maximum total lot coverage here is planned at 40%

There will be no adverse impact to the surrounding properties if the administrative relief is approved.

To include:

- Drainage issues -There are currently no drainage issues with the surrounding neighbors and no changes will be needed to the existing grade to accommodate the deck size. Additionally, the small lot coverage will not significantly increase drainage flow.
- All surrounding neighbors have been notified of the requested change to the deck – no neighbors have expressed concern regarding the distance from their property or any view concerns.
- Granting the administrative relief will not increase the number of dwelling units on the parcel.

I am requesting administrative relief for the 2% overage on the lot coverage.

Thank you for the consideration,



Sharon Regier