

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%

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

Thank you for the consideration,

Sharon Regier

Please address the review criteria for administrative relief in the letter of intent. The request will be approved or denied based upon how you meet the criteria.

(1) Criteria to be Met. To grant administrative relief, all of the following criteria shall be met, in addition to the compliance with the other applicable development standards:

- The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed by the applicant; or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district;
- The intent of this Code and the specific regulation in question is preserved;
- The granting of the administrative relief will not result in an adverse impact on surrounding properties; and
- The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

(2) Additional Factors Considered. In addition to the criteria required to be met for approval of administrative relief, consideration may also be given to the following factors:

- The granting of administrative relief would help minimize grading and reduce vegetation removal;
- The granting of administrative relief would avoid unnecessary site disturbance or minimize grading;
- The granting of administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the additional height from a distance, from the road or from downhill properties; and

• The granting of administrative relief would allow for building design such as split-level, stepped footings,

Letter of Intent_v1.pdf Markup Summary

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- The granting of administrative relief would allow for building design such as splitpads, stepped footings, below grade rooms and roof forms pitched to follow the slope.