

Variance Application **BLP2023-0662** (for attachment)

Mountain View Construction

Narrative Statements

1.

The property currently has a legally non-conforming impervious surface coverage of 92.5%. The proposed improvements will reduce this to 85% without increasing the overall impervious area. This adjustment involves replacing one type of impervious material with another. Since lot coverage limits are designed to manage stormwater runoff, we are addressing this through a professionally engineered stormwater management plan by 7b Engineering.

2.

The proposed improvements will not increase the impervious coverage of the legally non-conforming parcel, which has historically had a significant amount of impervious surface. The stormwater flow on the site will be improved due to the new stormwater management plan.

3.

The proposed improvements will reduce impervious coverage from 92.5% to 85%, creating a 7.5% net gain in pervious area. This change will not negatively impact the public or neighboring properties, as we have implemented a comprehensive stormwater management design. The reduction in impervious surfaces, combined with a professionally engineered stormwater plan, will benefit both the property owner and adjacent parcels.