

Application for Variations from Approved Plans, Codes and Standards of Development



DATE:	<u>5-22-15</u>
NAME OF PLANNED DISTRICT:	<u>Old Trail Village</u>
TAX MAP/PARCEL NUMBER(s):	<u>55E - 01 - E0 and 55E - 01 - C0</u>
ZMA NUMBER(s):	<u>ZMA - 04 - 024</u>

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What type of change is requested?

Variation to the Plan Variation to the Code or Standard

Provide a copy of the existing plan (may be a reduced copy) illustrating the area for which the change is requested. Provide a graphic representation of the requested change.

Describe the variation being sought (may attach separate sheets):

For the Minor Site Plan Amendment for Blocks 1B and 3C, we are requesting a waiver to allow for architectural features such as front porches, stoops, and overhangs/eaves to be able to encroach 1' over the 12' build-to-line that is specified in Table 6A on page 36 of the the Old Trail Village Code of Development. We are requesting this variation for Lots 5-11 and 14-20, which are located along Ashlar Avenue. Additionally, to further clarify, the main body of the unit will NOT encroach over the 12' build-to-line.

What is the reason for each of the requested variations?:

By allowing the porches, stoops, overhangs/eaves, and other such architectural features of the units to encroach 1' over the 12' build-to-line, we will be able to construct a type of unit that will allow us to have greater variations in the architectural design of the units in Blocks 1 and 3. Ultimately, this will create a more aesthetically pleasing streetscape design.

In accordance with § 8.5.5.3 c) of the Zoning Ordinance, in order to grant the variation, the Planning Director must make positive findings under 5 criteria. Please provide information about these criteria for the Director's consideration (may attach separate sheets).

1. Is the variation consistent with the goals and objectives of the comprehensive plan?

Yes, the goals and objectives of the comprehensive plan will stay the same.

2. Does the variation increase the approved development density or intensity of development?

No, the level of density proposed will not change as a result of this variation.

3. Does the variation adversely affect the timing and phasing of development of any other development in the zoning district?

No, the proposed variation does not affect the timing and phasing of the development.

4. Does the variation require a special use permit?

No, the proposed variation does not require a special use permit.

5. Is it in general accord with the purpose and intent of the approved rezoning application?

Yes, the proposed variation is in general accord with the approved rezoning application.

§ 8.5.5.3 VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

The director of planning and community development may allow a site plan or subdivision plat for a planned development to vary from an approved application plan, standard of development and, also, in the case of a neighborhood model district, a general development plan or code of development, as provided herein:

a. The director is authorized to grant a variation from the following provisions of an approved plan, code or standard:

1. Minor variations to yard requirements, maximum structure heights and minimum lot sizes;
2. Changes to the arrangement of buildings and uses shown on the plan, provided that the major elements shown on the plan and their relationships remain the same;
3. Changes to phasing plans;
4. Minor changes to landscape or architectural standards; and
5. Minor variations to street design.

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d. Any variation not expressly provided for herein may be accomplished by rezoning.