

STAFF ANALYSIS

ATTACHMENT A

STAFF PERSON: David Benish, Chief of Planning
BOARD OF SUPERVISORS: February 20, 2019
PROJECT: Request for Special Exception to Vary ZMA200400007
Belvedere Code of Development (Variation #58)

The Applicant is requesting a special exception to vary the Belvedere Code of Development (COD) approved with ZMA200400007. Prior to this request, 57 other minor changes to the COD and Applicant Plan have been approved.

Each component of this special exception request has been reviewed for zoning and planning aspects of the County's regulations. Variations are considered by the Board of Supervisors as Special Exceptions under County Code §§ 18-33.43 and 18-33.49.

The Applicant's requested changes are summarized below:

- Clarify that chain link fence is prohibited on residential lots but permitted in other areas to fence facilities and other spaces (stormwater management facilities, dog parks, tot lots, etc.);
- Modify required dimensions for front porches to allow more flexibility in design to better address townhouse/attached unit designs;
- Modify review processes for the Belvedere community's internal *Architectural Standards/Review Committee*;
- Simplify the document by combining two redundant sections addressing carriage houses into one section (no substantive changes to the guidelines occur with the change);
- Delete vinyl as a permitted siding material;
- Update the Sustainability/Energy Efficiency constructions standards to also accept other construction standards equivalent to EarthCraft (currently, only EarthCraft is listed);
- Make other technical corrections/updates (references to current owner's names; update terminology, etc.).

Staff analysis of the request under County Code § 18-8.5.5.3(c) is provided below.

- 1) ***The variation is consistent with the goals and objectives of the comprehensive plan.***
The variation is consistent with the comprehensive plan.
- 2) ***The variation does not increase the approved development density or intensity of development.***
The density and intensity of the development will not be affected by this
- 3) ***The variation does not adversely affect the timing and phasing of development of any other development in the zoning district.***
The timing and phasing of the development is unaffected.
- 4) ***The variation does not require a special use permit.***
A special use permit is not required.
- 5) ***The variation is in general accord with the purpose and intent of the approved rezoning application.***
The changes requested are minor and the major elements of the Belvedere application plan and COD will remain in place.

Summary and Recommendation: This request does not impact any major elements of the plan and is general accord with the approved rezoning application. Staff recommends that the Board adopt the Resolution to approve the special exception.