

**STAFF PERSON:
BOARD OF SUPERVISORS:**

**David Benish
June 5, 2019**

**Staff Analysis -- Special Exception to Vary the Code of Development for Block VII approved
with ZMA200200002 Hollymead Town Center, Abington Place**

VARIATIONS FROM APPROVED PLANS, CODES, AND STANDARDS OF DEVELOPMENT

Each variation request has been reviewed for zoning and planning aspects of the regulations. Variations are considered by the Board of Supervisors as a Special Exception under County Code § 18-33.49. Staff analysis under County Code § 18-8.5.5.3(c) is provided below.

The applicant is requesting that the number of dwelling units within Block VII be increased from 72 to 80, which results in a density of 37.04 units/acre within that block. The request also includes a revision to the text of the Code of Development related to Table D (stamped as Page 52 in the applicant's information). The text states that buildings with a footprint exceeding 20,000 square feet must be non-residential buildings. The existing building footprint is approximately 23,000 square feet and has always contained residential uses within it. There is no proposed change to the building footprint - no addition to the existing building. The additional residential units will be added within the existing structure.

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.

While the density within this block is increasing by eight units, the overall density permitted within the development, as shown in the approved Table B with the COD, will remain the same (total number of 370 units). The remaining blocks of Abington Place are built-out with townhouse units at a lower density than permitted by the Code.

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.

This variation is in general accord with the approved rezoning application.