

**Adjustment Number 1:**

**Standard:** SRC 806.035.c.B.3

*Perimeter setbacks and landscaping abutting interior front, side, and rear property lines.* Unless a greater setback is required elsewhere within the UDC, off-street parking and vehicle use areas abutting an interior front, side, or rear property line shall be setback a minimum of five feet (see Figure 806-5). The setback shall be landscaped according to the Type A standard set forth in SRC [chapter 807](#).

**Reason For Adjustment:**

Vehicle egress is required to flow through an access easement to the east of the property. The 5' landscape requirement cannot be met and the access location.

**Response to SRC 250.005(d)(2):**

*(A) The purpose underlying the specific development standard proposed for adjustment is:*

- (i) Clearly inapplicable to the proposed development; or*
- (ii) Equally or better met by the proposed development.*

This standard is clearly inapplicable to the proposed development.

*(B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.*

Not applicable

*(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.*

The adjustments requested do not fundamentally jeopardize the overall purpose of the zone and have no impact on the character or quality of the standards set forth in the SRC.

**Adjustment Number 2:**

**Standard:** 534.015.h Weather Protection

Residential uses requires a min of 50%. For the purposes of this standard, weather protection in the form of awnings or canopies shall be provided along the ground floor building facade for the minimum length required.

**Reason For Adjustment:**

This section contradicts the intent of 534.015.h Separation of Ground Floor Residential Uses in this context. Where we do not have a 5' elevated patio, we have buffer landscaping between the building and the street. Covering this area would not provide weather protection for passersby in the right-of-way and would block sunlight to the landscaping.

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