

# Liberty Road-Building 2 Townhome

Adjustment Class-1 Application  
Table 514-4 (Setbacks)

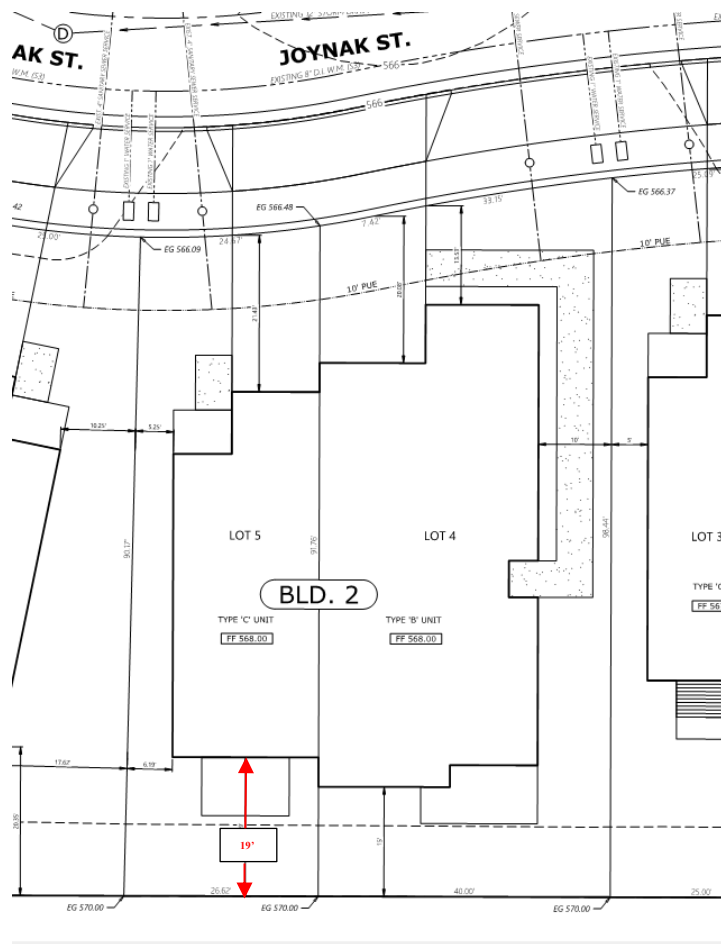
## Background:

On March 17, 2021, SUB-UGA-ADJ20-05 was approved to allow a 45-lot subdivision on the site. The subdivision included lots for townhome development, per Condition 2.

Building Permit #24-121256-00-PW (5929 Joynak Street SE/Lot 5) has been submitted for Building 2 and is currently under review.

## Proposal:

The applicant is requesting an adjustment to the rear yard setback for the Building 2 on Lot 5, to allow 19 feet where 20 feet is required for a 2-story townhome. Forty-two of the lots are designated for townhome development.



### **Adjustment Criteria-SRC 250.005(d)(1) Criteria**

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

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

***(B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.***

#### **Applicant's Reasons:**

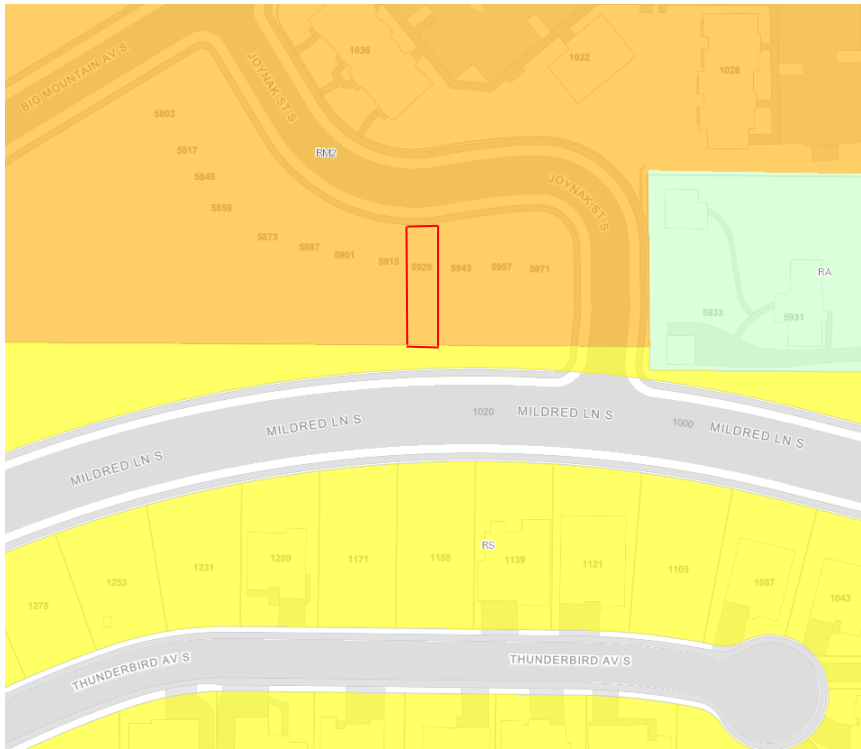
- (A) The applicant is requesting a zoning adjustment to Table 514-4, which requires 2-story structures to provide a 20-foot rear yard setback. The applicant is requesting a reduction in the rear yard setback to allow 19 feet as shown on the site plan.

In order to provide street connections and circulation, the size and layout of the lots had to be taken into consideration. Townhomes are longer in size and require longer lots. The proposed lots as shown on the site plan, can accommodate a townhome dwelling and also meet all other setback requirements, while allowing a 19-foot rear yard setback.

Due to the curve in Joynak Street and the type of unit proposed, a 20-foot setback could not be met. The purpose of this setback requirement is to provide separation from adjacent units for privacy, and a private open space area for residents. As shown on the site plan, the 19-foot rear yard setback meets the purpose of the requirement and still provided an adequate setback.

The longer townhouses actually help to provide larger open space areas on the lots in the front and rear yards. The smaller rear yard allows for a larger front yard to be provided with an excess of open space area. Therefore, the proposed adjustment equally meets the standard.

- (B) The subject property is zoned RMII and is located in a residential area. The properties to the north, east, and west are all zoned RMII (Multi-Family Residential) and proposed for multi-family units or townhomes. The property to the south is zoned RS (Single Family Residential), however, there are no single-family dwellings located along the rear property line of Lot 5. An open space area is located to the south adjacent the proposed townhome on Lot 5, therefore, the reduction in the rear yard setback will have no impacts on the existing or proposed uses.



The proposal will have no impact on the surrounding neighborhood. The purpose of this requirement is to provide separation and privacy. As stated above, there are no structures located to the south of Lot 5, only open space area. Therefore, adequate separation is provided from the proposed townhome and any adjacent uses.

This proposal will not detract from the livability or appearance of the residential area.