

April 10, 2020

Applicant Findings:

- (A) Table 551-3 requires multi-family buildings to be setback a minimum of 15 feet from adjacent property lines.

The purpose of this requirement is to provide a visible and separated landscaped setback.

The applicant is proposing a development consisting of 18-apartment units as shown on the site plans. The subject property to the north is zoned RM2 and is fully developed. Building 1 has a setback of 10 feet and Building 2 has a setback of 14 feet from the north property line. Therefore, a 10 to 14-foot setback is being provided along the north property line where 15 feet is required.

Due to the shape and location of the property, providing a larger setback along the north property is not feasible. The reduction in the setback allows the applicant to provide a play area and adequate open space areas in the front of the development. Therefore, providing a more visible appealing and pedestrian friendly development.

The shape and location of the site creates a difficulty in the placement of building and parking areas on the site. The reduction in this requirement and providing additional landscaping (open space) elsewhere on the site, is better for the development.

See attached landscape plans.

- (B) The apartment development will provide landscaped open space areas throughout the site, which makes up for the reduction of the required 15-foot setback along the north property line. Adequate landscaping will be provided along the north property to help meet requirements. The reduction of this setback will have no effect on the proposed use or surrounding uses.
- (C) There are two adjustments being requested for this proposal.