

CLASS-1 ADJUSTMENT

The applicant is requesting a Class-1 Adjustment to Section 511.010 (Development Standards) Table 511-2, Lot Standards.

The adjustment is to allow Lot 27 to have a lot depth of about 59 feet where 70 feet is required.

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

(1) An application for a Class 1 adjustment shall be granted if all of the following criteria are met:

(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 Findings:

(A) The purpose of lot depth is to provide adequate room for a single-family dwelling and required setbacks. This helps provide a buffer between buildings. The applicant is requesting a 16% adjustment to the lot depth requirement for Lot 90. As shown on the site plan, Lot 27 has a lot depth of 59' where 70' is required. Lot 27 has a greater than 70-foot lot depth, however, the lot is odd in shape, therefore, the average lot depth is about 59', has shown on the site plans.

Lot 27 is 10,658 square feet in size. There is an adequate building envelope for this lot. All setbacks will meet or exceed the requirements, providing buffering from adjacent structures.

Therefore, the intent of the lot depth is equally met by the proposed reduced lot depth.

(B) Adequate setbacks can be provided on Lot 27. The additional length of the odd shaped lot will provide additional landscaped area for Lot 27. Therefore, the decrease in lot depth will have no effect on the surrounding uses.