# CLASS-1 ADJUSTMENT

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

Lot 75, Lots 89-93, Lots 101, 102, and 103 do not meet the minimum 120-foot lot depth requirement for double frontage lots.

Proposed Lot Depth:

Lot 75: 118'
Lots 89-93: 118'
Lot 101: 118'
Lot 102:111'
Lot 103: 115'

### *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.  The applicant is requesting an adjustment to the lot depth requirement for double frontage lots, like Lot 75, Lots 89-93, Lots 101, 102 and 103.

As shown on the site plan, Lot 75, Lots 89-93, Lots 101, 102 and 103 have lot depths of about 111 to 118 feet.   In order to provide setbacks and adequate distance from right-of-way, lot depth of 120 is required.  However, the applicant is asking for a 2 to 9-foot reduction in that lot depth.   The lot depths provided for the lots will still meet the purpose of the code by allowing for an adequate building envelope and setbacks.   Therefore, there will be an adequate building envelope and setbacks for this lots.   All setbacks will meet or exceed the requirements.

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

(B)     Adequate setbacks can be provided on these lots, because these lots have a great lot depth that other lots within the subdivision don't have.  The length of the lots will still provide adequate setbacks and landscaped area.  Therefore, the adjustment to lot depth will have no effect on the surrounding uses.