

CLASS-1 ADJUSTMENT

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

Lot 81, Lots 95-99 and Lots 107-109 do not meet the minimum 120-foot lot depth requirement for double frontage lots, therefore, an adjustment to this standard has been requested.

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 81, Lots 95-99 and Lots 107-109.

As shown on the site plan, Lot 81, Lots 95-99 and Lots 107-109 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 these lots. All setbacks will meet or exceed the requirements.

Therefore, the intent of the lot depth is equally met 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.