
REQUEST VARIANCES FROM LDC 25-2-492

- **IMPERVIOUS COVER (45%)**
 - **MAINTAIN EXISTING 54.5% IMPERVIOUS COVER OF SF-2-CO-NP RESIDENCE.**
- **FRONT YARD SETBACK (25 FEET)**
 - **MOVE EXISTING CARPORT COLUMN (WITHIN THE ORIGINAL CARPORT SETBACK) REQUIRING A BUILDING SETBACK OF 23 FEET.**

SITE PLAN



PROPOSED CHANGES

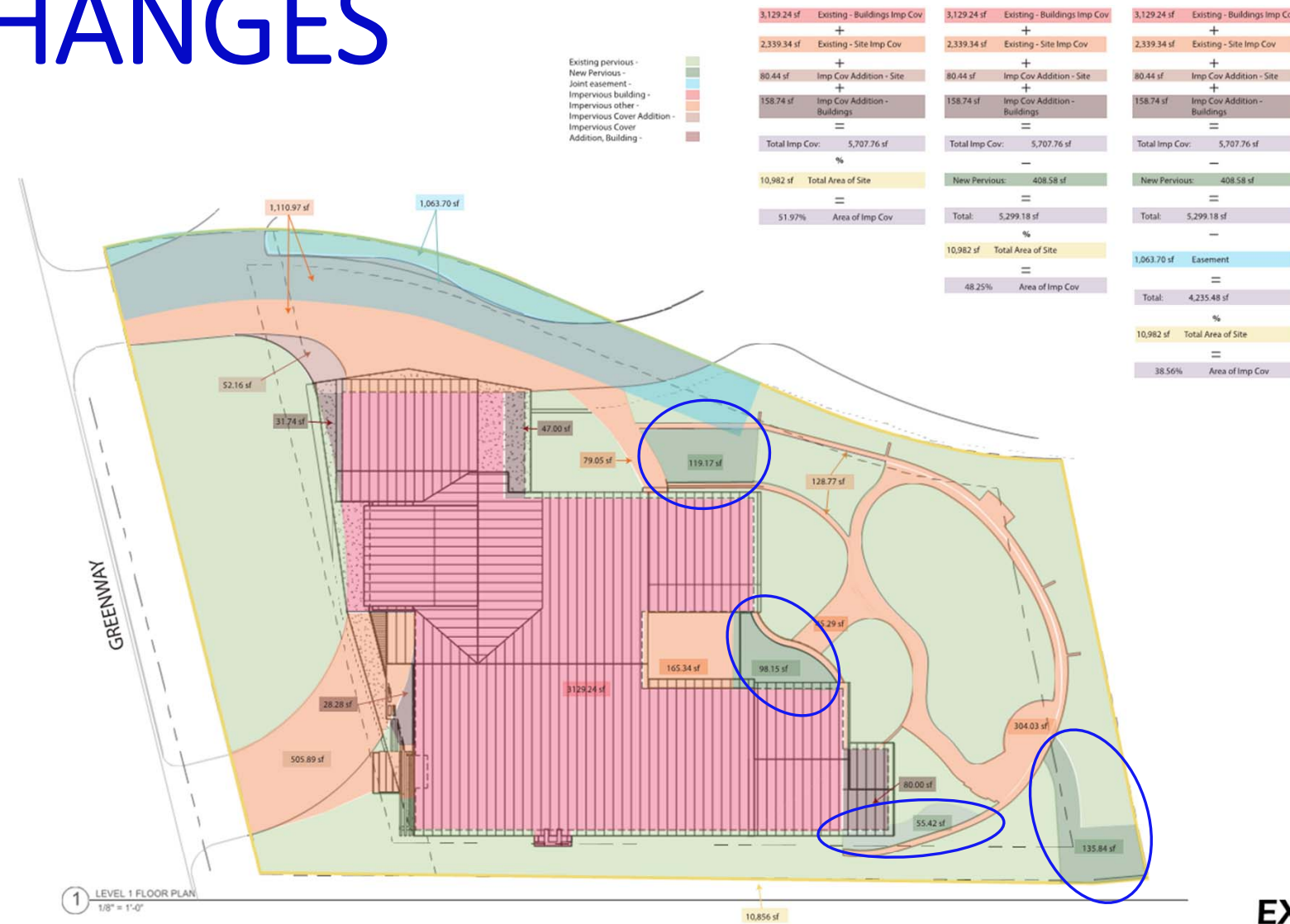


EXHIBIT 8

PROPOSED SITE PLAN

EXISTING CONDITIONS



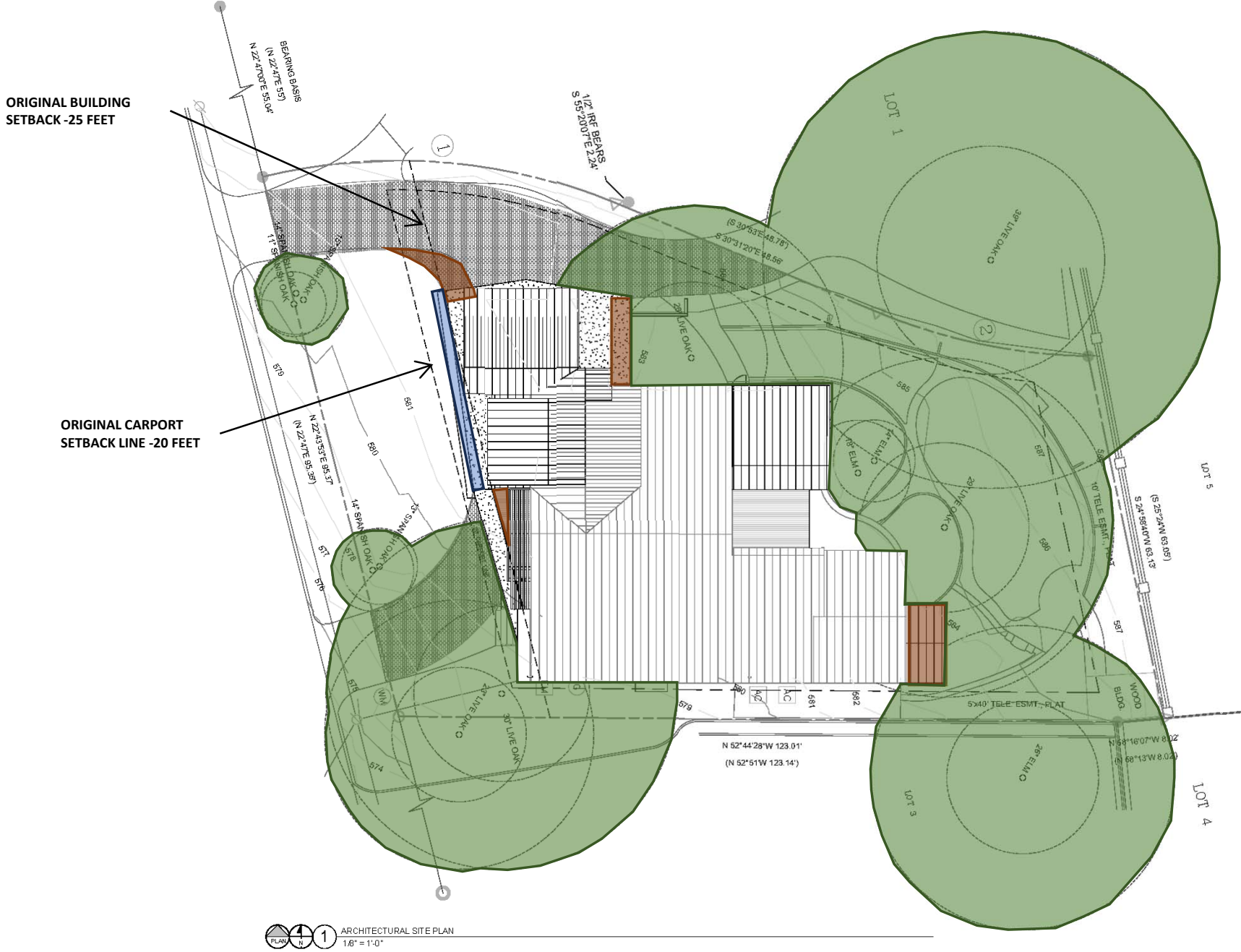
HISTORY

- LOT WAS CREATED AS PART OF THE RESUBDIVISION OF AN HISTORIC ESTATE
- EXISTING DRIVE HAS THE SAME NORTHERN BOUNDARY AS HISTORIC DRIVEWAY FROM BAILEY ESTATE PORTE-COCHERE TO GREENWAY
- JOINT USE AGREEMENT AND PERPETUAL DRIVEWAY EASEMENT WAS PUT IN PLACE AT THE TIME OF DEVELOPMENT AND WAS MADE A PART OF THE BUILDER/DEVELOPER REQUIREMENTS FOR 3509 AND 3505 GREENWAY
- 1981 CITY CODE (13-2-126) SUBSECTION (f) AND (h) OUTLINED
 - CONSTRUCTION AND USE OF THE EASEMENT,
 - HOW THE HOUSE UNBURDENED BY THE EASEMENT HAD TO BE CONSTRUCTED, AND
 - HOW THE JOINT USE DRIVEWAY SHOULD BE ADDRESSED WHEN INTERPRETING THE LAND DEVELOPMENT CODE REQUIREMENTS
- THE 1980'S CONSTRUCTION OF 3505 AND 3509 WAS DULY PERMITTED AND FOLLOWED ALL REQUIREMENTS OF LAW AND CODE AT THE TIME

ISSUES

- EXISTING STRUCTURE AND DRIVEWAY EXCEED CURRENTLY ALLOWED IMPERVIOUS COVER THEREFORE NO EXTERIOR ENVELOPE CHANGES ARE ALLOWED UNLESS THE BUILDING OR DRIVEWAY COVERAGE IS REDUCED
- THE SUBJECT PROPERTY IS BURDENED WITH A JOINT USE DRIVEWAY EASEMENT AND DRAINAGE STRUCTURES THAT BENEFIT OTHERS, WITH NO BURDEN TO THE OTHER LOTS OR EASEMENTS AND ALL NEGATIVE EFFECTS ARE BORNE BY SUBJECT PROPERTY
- OWNER IS REMOVING MORE IMPERVIOUS COVER THAN IS BEING ADDED BUT RECEIVES NO BENEFIT FOR DOING SO IF CURRENT MAXIMUM IMPERVIOUS COVER REQUIREMENTS CANNOT BE MET
- MAINTENANCE, REMODELING AND ADDITIONS WOULD BE LEGAL ACCORDING TO THE CODE ORIGINALLY GOVERNING THE PROJECT
- PROTECTED TREES OFFSITE AFFECT ALLOWABLE CONSTRUCTION

PROPOSED SITE PLAN



- GENERAL NOTES - SITE PLAN
1. INFORMATION SHOWN ON THIS SITE PLAN IS SUPPLEMENTARY TO SITE PLANS BY OTHERS. REFER TO CIVIL AND MEP SITE PLANS FOR ADDITIONAL SITE WORK AND INFORMATION.
 2. VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
 3. ALL NEW SIDEWALKS TO HAVE MAX. 1.20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. BROOMFINISH UNLESS OTHERWISE NOTED.
 4. ALL HANDICAPPED PARKING AND LOADING AREAS TO MAINTAIN MAX. 1.00 SLOPE.
 5. PROVIDE PAINTED CURB FOR FIRE LANE STRIPING IN ACCORDANCE WITH CITY/COUNTY FIRE STANDARDS.
 6. ALL CURB RAMP SHALL HAVE, FOR THE FULL WIDTH AND DEPTH OF THE RAMP, A LIGHT REFLECTIVE COLOR AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH ADJOINING PEDESTRIAN ROUTES.
 7. ALL LAND SCAPING TO BE IRRIGATED BY DRIP IRRIGATION.
- KEYNOTES

- SITE LEGEND
- ← ADA ROUTE, REFER TO CIVIL DRAWINGS
- SETBACK CARPORT COLUMN AND OVERHANG
 - IMPERVIOUS COVER ADDITIONS
 - PROTECTED TREE COVER AND TREES TO REMAIN

ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

FINDINGS – UNIQUE TO PROPERTY

- A JOINT USE DRIVEWAY EASEMENT DULY FILED WITH THE COUNTY CONTINUES TO BE LEGALLY BINDING AND IS SITE SPECIFIC.
- IF THE AGREEMENT WERE NOT IN PLACE, IT WAS AND IS CURRENTLY LIKELY THAT THE NEIGHBORING PROPERTY OWNER COULD **NOT** LEGALLY BUILD THEIR OWN DRIVEWAY AND GARAGE ON THEIR PROPERTY UNDER THE LAND DEVELOPMENT CODES.
- PROVIDES DRAINAGE STRUCTURES BENEFITTING ADJACENT LOTS THAT ARE PART OF THE ORIGINAL SUBDIVISION AND CONSTRUCTION. ALL PROPERTY OWNERS HAVE A REASONABLE EXPECTATION THAT THE DRAINAGE STRUCTURES WILL BE MAINTAINED TO THEIR MUTUAL BENEFIT
- LARGE NUMBER OF HERITAGE AND PROTECTED TREES ON AND ADJACENT TO SITE AFFECTING LANDSCAPE AND CONSTRUCTION OPTIONS
- EXISTING LANDSCAPE FEATURES DESIGNED BY RENOWNED LANDSCAPE ARCHITECT

FINDINGS – NOT GENERAL TO THE AREA

- THE UNIQUE ATTRIBUTES AND CONDITIONS OF THE CASE PERTAIN TO THIS LOT ONLY AND PROVIDE BENEFITS TO THE ADJACENT LOTS.
- THE ADJACENT LOTS CANNOT PROVIDE THE BENEFITS ON THEIR INDIVIDUAL LOTS AND THEREFORE RELY ON THE CONDITIONS ON THIS LOT TO BE MAINTAINED.

FINDINGS – AREA CHARACTER

- THE SMALL STORAGE AND CLOSET ADDITIONS ARE NOT VISIBLE TO THE STREET.
- EXISTING DRAINAGE WILL BE IMPROVED WITH THE ADDITIONS CONTINUING THEIR BENEFIT TO THE NEIGHBORHOOD
- CHANGING THE DRIVEWAY CONFIGURATION ALLOWS CARS TO BE PARKED IN THE CARPORT WITHOUT DAMAGE TO THE HOUSE AND BE OBSCURED FROM PUBLIC VIEW

THANK YOU

QUESTIONS