

Building Envelope Lot Variations

October 6, 2016

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Minimum Lot Size

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1. A variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size for all two bedroom units from 2500 sq. ft. per dwelling unit to 1020 sq. ft. per dwelling unit for interior lots 1-2 thru 1-5, 2-2 thru 2-6, 3-2 thru 3-5; from 2500 sq. ft. to 1975.6 sq. ft. for interior lots 4-2,4-3, 5-2,5-3, 6-2 thru 6-4, 7-2,7-3, 8-2 thru 8-5, and 9-2 thru 9-5; from 2500 sq. ft. per dwelling unit to 1200 sq. ft. for end lots 1-1,1-6,2-1,2-7,3-1,3-6, and from 2500 sq. ft. per dwelling unit to 2238.4 sq. ft. for end lots 4-1,4-4,5-1,5-4,6-1,6-5,7-1,7-4,8-1,8-6,9-1,and 9-6.
2. A variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size for all three bedroom units from 3500 sq. ft. per dwelling unit to 1020 sq. ft. per dwelling unit for interior lots 1-2 thru 1-5, 2-2 thru 2-6, 3-2 thru 3-5; from 3500 sq. ft. to 1975.6 sq. ft. for interior lots 4-2,4-3, 5-2,5-3, 6-2 thru 6-4, 7-2,7-3, 8-2 thru 8-5, and 9-2 thru 9-5; from 3500 sq. ft. per dwelling unit to 1200 sq. ft. for end lots 1-1,1-6,2-1,2-7,3-1,3-6, and from 3500 sq. ft. per dwelling unit to 2238.4 sq. ft. for end lots 4-1,4-4,5-1,5-4,6-1,6-5,7-1,7-4,8-1,8-6,9-1,and 9-6.

Minimum Required Yards

3. A variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow a reduction to the minimum front yard setback from thirty feet to three feet for lots 1-1 thru 1-6, 2-1 thru 2-7, 3-1 thru 3-6 and from twenty-six feet to 1.5 feet for lots 4-1 thru 4-4, 5-1 thru 5-4, 6-1 thru 6-5, 7-1 thru 7-4, 8-1 thru 8-6, and 9-1 thru 9-6.
4. A variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow a reduction to the minimum side yard setback from 7.5 ft. to 0 ft. for end lots 1-1,1-6,2-1,2-7,3-1,3-6; from 7.13 ft. to 0 ft. for interior lots 1-2 thru 1-5,2-2 thru 2-6, 3-2 thru 3-5; from 4.1 ft. to 0 ft. for end lots 4-1,4-4,5-1,5-4,6-1,6-5,7-1,7-4,8-1,8-6,9-1,9-6; from 3.8 ft. to 0 ft. for interior lots 4-2,4-3,5-2,5-3,6-2 thru 6-4,7-2,7-3,8-2 thru 8-5, and 9-2 thru 9-5.
5. A variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards to allow a reduction to the minimum rear yard setback from 35 ft. to four feet for lots 1-1 thru 1-6, 2-1 thru 2-7, 3-1 thru 3-6 and from thirty-one feet to 19.25 feet for lots 4-1 thru 4-4, 5-1 thru 5-4, 6-1 thru 6-5, 7-1 thru 7-4, 8-1 thru 8-6, and 9-1 thru 9-6.

Maximum Lot Coverage

6. A variation from Chapter 28, Section 5.1-6.5, Maximum Lot Coverage to allow an increase to the maximum building coverage from 35% (357 sq. ft.) to 85% (867 sq. ft.) for interior lots 1-2 thru 1-5, 2-2 thru 2-6, 3-2 thru 3-5 ; from 35% (692 sq. ft.) to 67% (1324 sq. ft.) for interior lots 4-2,4-3, 5-2,5-3, 6-2 thru 6-4, 7-2,7-3, 8-2 thru 8-5, 9-2 thru 9-5; from 35% (420 sq. ft.) to 76% (912 sq. ft.) for end lots 1-1,1-6, 2-1, 2-7, 3-1, 3-6 and from 35% (784 sq. ft.) to 60% (1343 sq. ft.) for end lots 4-1, 4-4, 5-1, 5-4, 6-1, 6-5, 7-1, 7-4, 8-1, 8-6, 9-1, 9-6.

Maximum Floor Area Ratio

7. A variation from Chapter 28, Section 5.3-2, Floor Area Ratio, Building Coverage, Height Table to allow an increase in the maximum allowable floor area ratio from 150% (1530 sq. ft.) to 205% (2091 sq. ft.) for interior lots 1-2 thru 1-5, 2-2 thru 2-6, 3-2 thru 3-5 and from 150% (1800 sq. ft.) to 180% (2160 sq. ft.) for end lots 1-1,1-6, 2-1, 2-7, 3-1 and 3-6.

Permitted Obstructions

8. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions to allow bay windows within a side yard and to project two feet or less into yard.
9. A variation from Chapter 28, Section 6.6-5.1, Table of Permitted Obstructions to allow decks to be setback 0 ft. from the rear lot line versus the 15 ft. required setback for lots 1-1 thru 1-6, 2-1 thru 2-7 and 3-1 thru 3-6.

Land Use / Zoning Code / Variation Criteria

October 6, 2016

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
2. The plight of the owner is due to unique circumstances.
3. The variation, if granted, will not alter the essential character of the locality.

Proposed PUD Zoning Code Variations:

1. **A variation from Chapter 28, Section 5.1-6.4.1, Required Minimum Yards, and Chapter 28, Section 9.3-1, Periphery Yards in a PUD, to allow a reduction in the minimum side yard setback from forty-one feet to thirty-one feet.**

Pursuant to the zoning code, the west property line is defined as the side yard for the Planned Unit Development periphery boundary. The forty-one foot required side yard setback for the two story townhome product abutting the west property line is based on ten percent of the lot width plus one foot per foot or fraction thereof of the building height in excess of twenty-five feet. The result creates a setback standard greater than all the other required yard standards including the rear yard setback along the south property line of thirty-one feet, the front yard setback along Country Lane of twenty-five feet and the exterior side yard setback along Old Arlington Heights Road of twenty feet. The forty-one feet allocates a disproportionate amount of yard space to the interior side yard that is more appropriately re-allocated to increasing the exterior yard setback along Old Arlington Heights Road from the required twenty feet to the proposed twenty-five feet, which is more in keeping with a front yard setback and to increasing the internal building separation relationships.

By allowing the reduction in the side yard setback, the proposed number of units, which are less than permitted under the proposed R-6 Zoning District, can be maintained, making the development more economically viable. In addition, the re-allocated yard space creates a more aesthetic and functional site plan by placing open space where it will be the most beneficial to both the internal building relationships as well as by enhancing the exterior character of the development to Old Arlington Heights Road.

2. **A variation from Chapter 28, Section 5.1-6.9.a, Spacing Standards, to allow a reduction in the spacing between building walls containing living room windows from fifty feet to forty feet between buildings six and seven and from fifty feet to thirty-four feet between buildings eight and nine.**

The requested variation only applies to the side to side separation between the buildings. The buildings are two-story and each townhome unit is designed to be either an interior unit or an end unit. The primary living room windows for these units are located at the rear of each unit. The proposed living room windows in the exterior side wall are secondary

windows that add additional aesthetic value to the architecture as well as increasing the desirability of an end unit as opposed to an interior unit. Allowing a reduction in the side to side building separation will help maintain the number of units which are less than permitted under the proposed R-6 Zoning District, making the development more economically viable. The unique ability of each townhome unit to be either an interior or exterior unit provides the opportunity to create a more desirable product by adding additional windows as a bonus feature on end units that will enhance the essential character of the development.

- 3. A variation from Chapter 28, Section 11.2-11.2, Off-Street Parking in yards in the R-6 Zoning District, to allow one guest parking space to be located in the front yard setback (relative to the northern most guest parking space adjacent to building one) which is setback approximately 18 feet from the front yard line and required to not be located in the 25 foot front yard.**

The proposed guest parking space is a parallel parking space, and functions as an on-street parking space, but is defined as an off-street parking space because it occurs on a private roadway system. The location of the parking space adjacent to the private roadway does not create a negative visual impact to the front yard. Although guest parking is not required by the Zoning Ordinance, the lack of guest parking can have a negative impact on the functional capability of the development. Locations for guest parking are limited with front loaded townhomes, so finding opportunities within the site plan to introduce spaces is desirable and beneficial.

- 4. A Variation from Chapter 28, Section 6.13-3.b, Location of Fences, Side and Rear Yards, to allow a variation to increase the height of fences in the rear yard from 5 feet to six feet, and to allow board on board fences in the rear yard instead of open or semi open fences for the two story townhome buildings four thru nine.**

The proposed variation applies to the fences located between the patios. The purpose of the variation is to create a more private separation between the patios which enhances the livability of these spaces.