

Justification/Compatibility Statement

This letter is for the development of 745 S. Grand, APN #139-41-046. The layout design of the property we feel is consistent on a smaller scale to the General Plan. This development will have an appearance two story residential home and would not be more intense than the surrounding neighborhood. The building will have a concrete tile roof. Stucco exterior with stone veneer. The windows and doors would feature stucco plant Ons. We feel that the building would meet the intent of the Design Standards of the Ordinance.

Development Standard	Required	Provided	Response
Minimum Lot Area (sq. Ft.)	7200	6720	Request a modification of this development standard in the DIP table
Minimum Lot Width (ft.)	60	50	Request a modification of this development standard In the DIP table
Minimum Lot Length (ft.)	94	134	Meets MZO
Maximum Density (dwelling units/acre)	15	12.96	Meets MZO
Minimum lot area per Dwelling Unit (sq. Ft.)	2904	3360	Meets MZO
Maximum Height (ft.)	30	27.88	Meets MZO
Maximum Lot Coverage	70%	20%	Meet MZO
Minimum Yards (ft.)			
	Building/ Landscaping	Building/ Landscaping	
Front Grand-local street:	20 ft/20ft	20 ft/20ft	Meets MZO
Interior Sides(2 units on lot)			
North:	10 ft/20 ft	22 ft/5 ft	Request a modification of this development standard in the DIP table
South:	10 ft/20 ft	5 ft/5ft	Request a modification of this development standard in the DIP table

Rear:	15 ft/20 ft	54 ft/14 ft	Request a modification of this development standard in the DIP table
Maximum building Coverage (% of lot)	45	36	Request a modification of this development standard in the DIP table
Minimum Open Space (Sq. Ft. Per unit)	200	230	Meets MZO
Minimum Porch Space (Sq. Ft. Front Unit)	50	34	Request a modification of this development standard In the DIP table

Area

Total area of parcel does not exceed 2.5 net acres, and The parcel has been in its current configuration for more Than 10 years; or Total area of the site does not exceed 5 acres net acres and was created by the assembly of 2 Or more individual, contiguous parcels.

Meets MZO

Utilities

The parcel is served by, or has direct access to. Existing Utility distribution facilities.

Meets MZO

Surrounding Development

The parcel is surrounded by properties within 1,200 Foot radius in wich:

- i. The total development land are is not more than 25 percent vacant; and
- ii. Greater than 50 percent of the toal numbers of lots or Parcels have been developed 15 or more years ago.

Meets MZO

