

VARIANCE REQUESTS

CODE SECTION:
DOWNTOWN OVERLAY DISTRICT (TITLE 17.42.070)

CODE SECTION DESCRIPTION:
BUILDING HEIGHT IN THE DOWNTOWN CORE DISTRICT IS LIMITED TO FOUR STORIES WITH A MAXIMUM HEIGHT OF 60-FEET. A BUILDING'S CROWN CANNOT EXCEED THE 60-FOOT BUILDING HEIGHT LIMITATION.

VARIANCE REQUEST DESCRIPTION:
ADDITIONAL STORY AND ASSOCIATED ADDITIONAL HEIGHT IS REQUESTED FOR BUILDING LOCATED WITHIN DOWNTOWN CORE DISTRICT.

CODE SECTION:
DOWNTOWN OVERLAY DISTRICT (TITLE 17.42.080.6)

CODE SECTION DESCRIPTION:
ONE LARGE CANOPY TREE WILL BE REQUIRED FOR EVERY 22 LINEAR FEET OR ONE SMALL CANOPY TREE WILL BE REQUIRED FOR EVERY 15 LINEAR FEET OF PROPERTY FRONTING ALONG A PUBLIC ROADWAY.

VARIANCE REQUEST DESCRIPTION:
SUFFICIENT RIGHT OF WAY AREA DOES NOT EXIST ON THIRD STREET FOR LOCATING TREES WITHOUT SUBSTANTIAL ROADWAY REDESIGN, REMOVAL OF STREET PARKING AND RECONSTRUCTION; EXISTING STORMWATER INLET INTERFERES WITH POTENTIAL TREE PLANTING ON WILCOX STREET TO PROVIDE REQUIRED CLEARANCES.