

Summary of Zoning Committee and Planning Commission Action

Items appealed to the City Council are highlighted below

APPLICATION TYPE	APPLICATION PURPOSE	ZONING COMMITTEE RECOMMENDATION	PLANNING COMMISSION DECISION
Conditional Use Permit – 66.331(h) - 75' height limit. Additional height may be permitted with conditional use permit.	Conditional use permit to permit building height of 90'.	Approval with conditions (6-0)	Approval with conditions (10-0)
Variances related to building placement – Variances #1 to #4			
1. Variance - 66.331(h) - Structures shall be stepped back 1' from all setback lines for every 2½' of height over 75'.	Variance to permit building to be stepped back 1' on the Asbury side; 6' required and 1' proposed for a variance of 5'.	Approval with conditions (6-0)	Approval with conditions (12-0)
2. Variance – 66.331 – Maximum front yard setback of 10'.	Variance to permit a 44.4' front yard setback; 10' maximum setback required for a variance of 34.4'.	Approval with conditions (6-0)	Approval with conditions (10-2)
3. Variance – 66.342(a)(2) – Entrance drives may occupy no more than 60 feet of total lot frontage.	Variance to permit an entrance drive of 322'; 60' maximum for a variance of 262'.	Approval with conditions (5-1) (Taghioff)	Denial (10-2)
4. Variance - 66.343(b)(6) – Buildings anchor the corner.	Variance to permit building to be setback and not anchor the corners at University & Asbury and University & Simpson.	Approval with conditions (6-0)	Approval with conditions (9-3)
Variances related to window and door openings and building façade articulation - #5 to #8			
5. Variance – 63.110(b) Above grade window and door openings shall comprise at least 15% of the total area of exterior walls facing a public street or sidewalk.	Variance to permit 8% window and door openings on the west façade ; 15% required for a variance of 7% (have 1,036 sf, need 1,934 sf for a variance of 848 sf).	Approval with conditions (4-2) (Hood, Syed)	Approval with conditions (6-5)
6. Variance – City Council RES 23-1442 - Window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area of the ground floor.	Variance to permit window and door openings to comprise 6% of length (50% required) and 9% of the area (30% required) on the west façade ; (have 10 linear feet, need 88, for a variance of 78 linear feet for the length requirement and have 100 sf, need 338 sf, for a variance of 238 sf for the area requirement).	Approval with conditions (5-1) (Taghioff)	Approval with conditions (7-3)
7. Variance – City Council RES 23-1442 - Window and door openings at ground floor shall comprise at least 50% of the length and at least 30% of the area of the ground floor.	Variance to permit window and door openings to comprise 31% of length (50% required) and 16% of the area (30% required) on the east façade ; (have 54 linear feet, need 88, for a variance of 34 linear feet for the length requirement and have 433 sf, need 792 sf, for a variance of 359 sf for the area requirement).	Approval with conditions (6-0)	Approval with conditions (10-0)
8. Variance – 66.323(b)(9) <i>Building facade articulation</i> . The bottom twenty-five (25) feet of buildings shall include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc.	Variance to allow the east façade as planned without additional building façade articulation elements.	Grill, Hood	Approval with conditions (10-0)