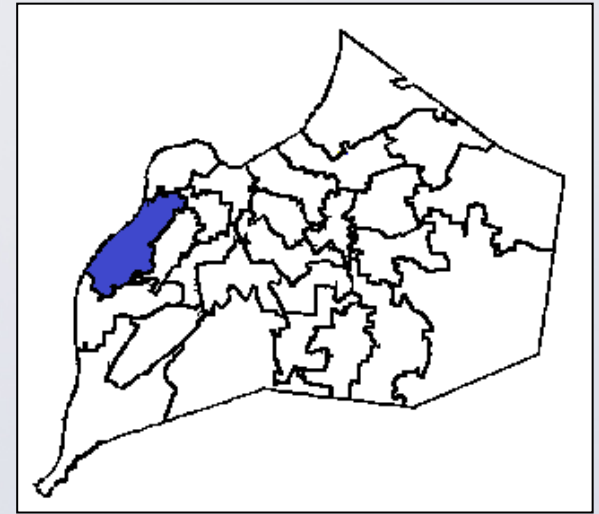
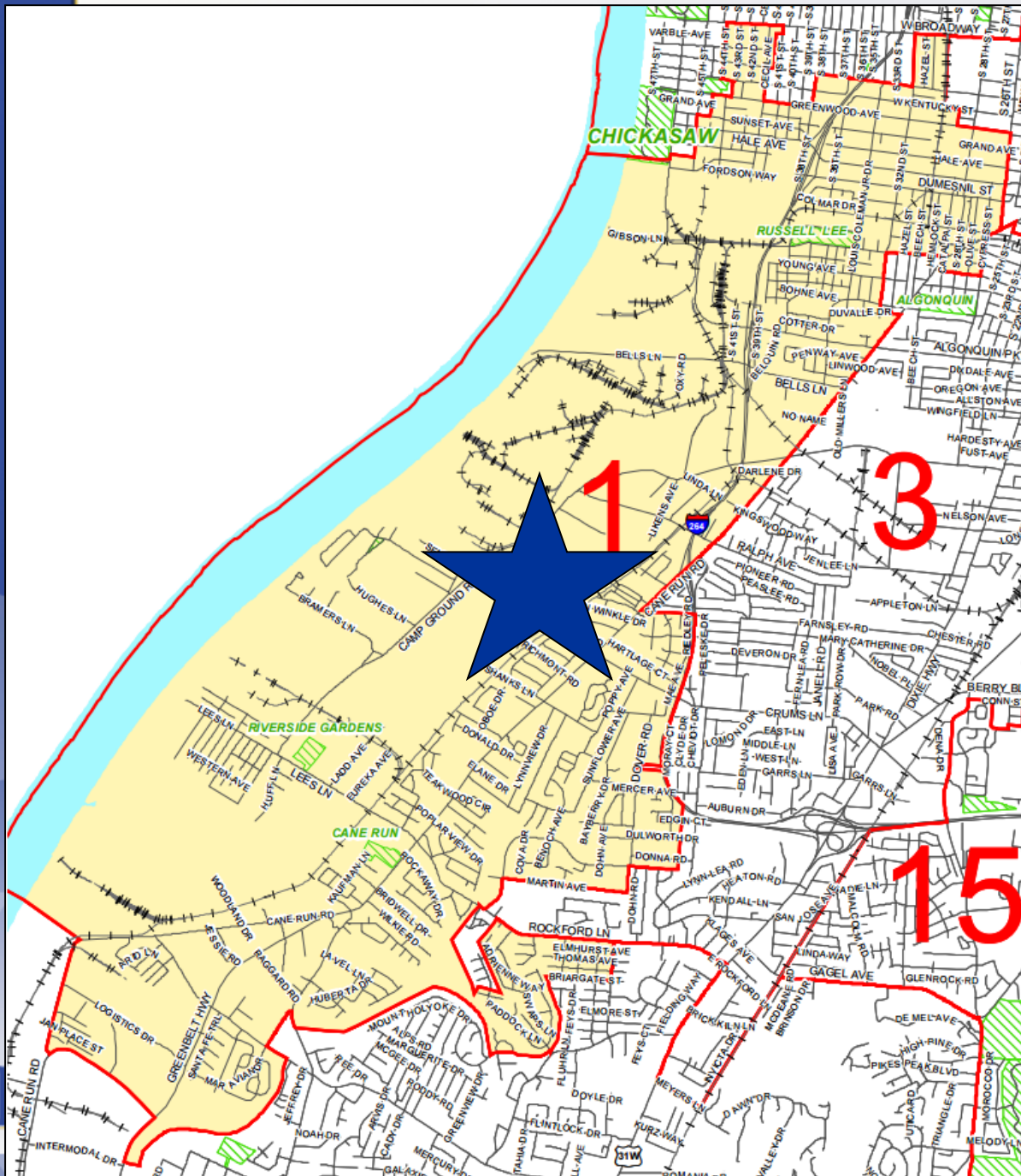


**20-ZONE-0062**  
**CHARLIE SONDERGELD**  
**SERVICES**



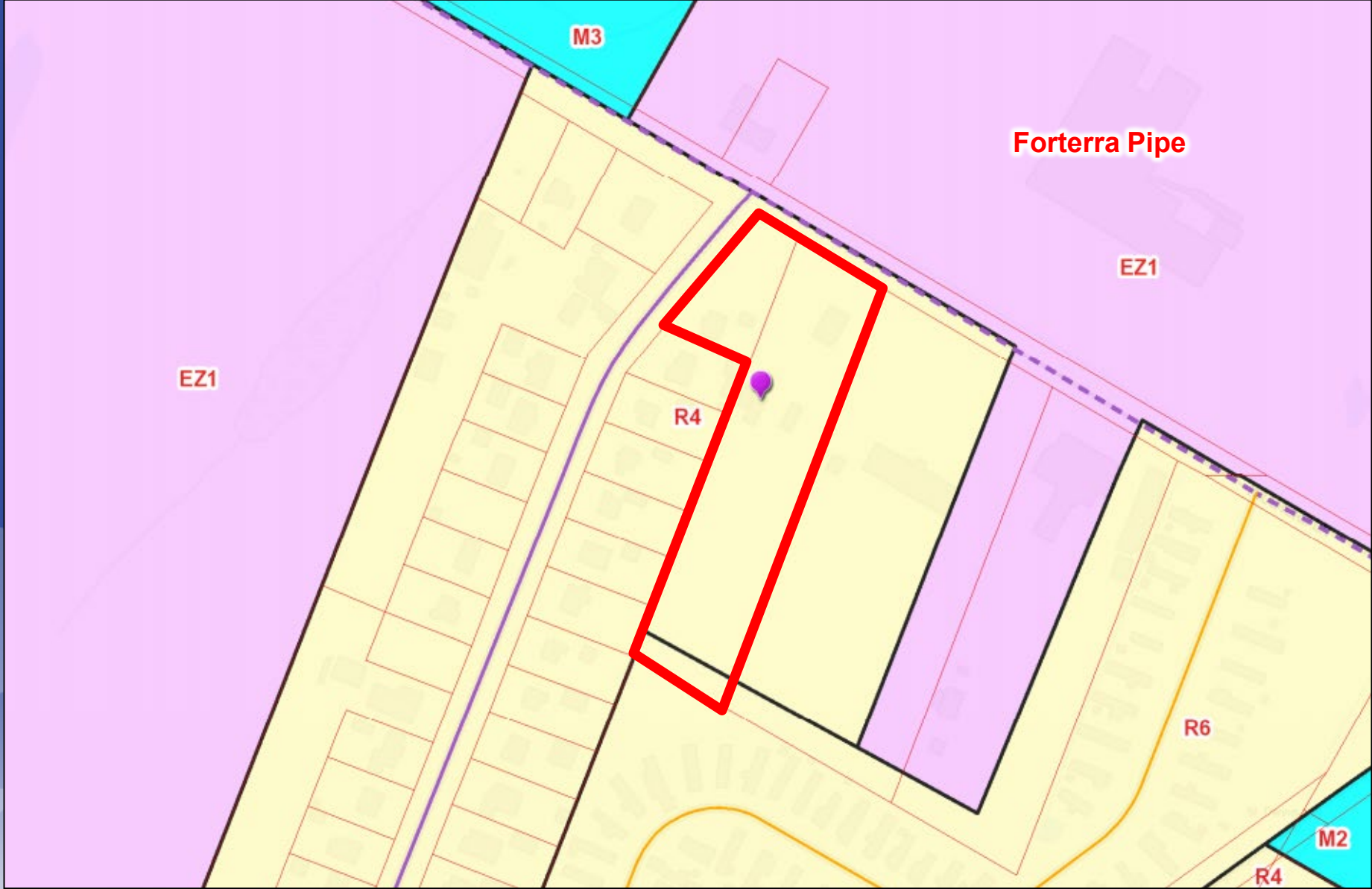
**Planning & Zoning Committee**  
**April 27, 2021**



**3618 Kramers Lane  
District 1 - Jessica Green**

**20-ZONE-0062**





Existing: R-4/N  
Proposed: C-2/N

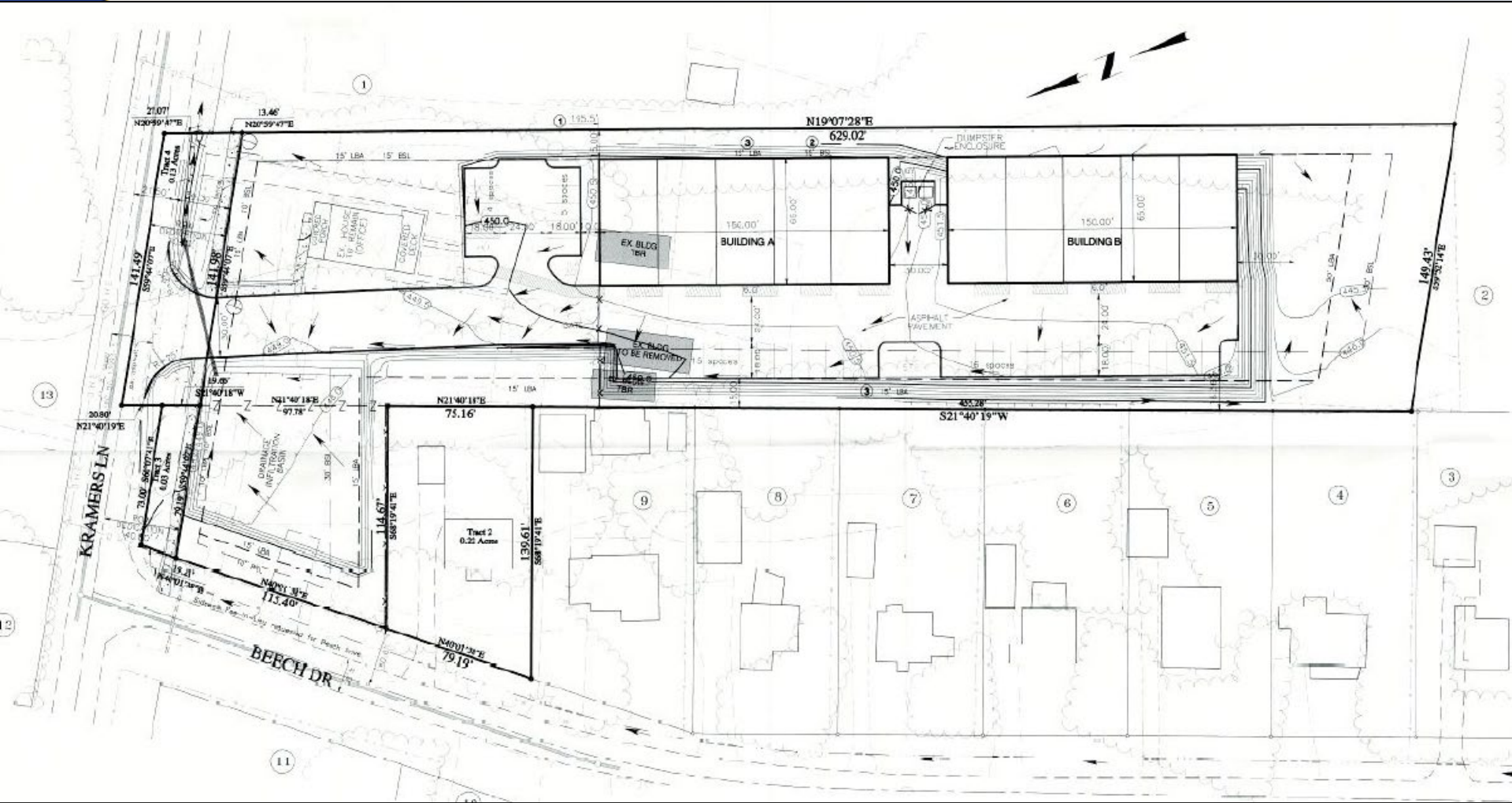
# Requests

- Change-in-Zoning from R-4 to C-2 on 2.36 acres
- Waiver from LDC Section 10.2.4 to reduce LBA from 35 feet to 15 feet
- Variance #1 - Variance from LDC Section 5.1.8 to allow structure to exceed maximum 80-foot front setback
- Variance #2 - Variance from LDC Section 5.3.1.C.5 to reduce west side yard setback from 30 feet to 15 feet
- Detailed District Development Plan with Binding Elements

# Case Summary

- Proposing two buildings (9,750 sf each) for contractor's shop
- Front facades will face residential buildings to the west
- LBAs proposed along each side property line
- Existing home facing Beech Drive will remain and is not part of rezoning

# Proposed Plan



# Sample Photo





# Public Meetings

- Neighborhood Meeting held 7/7/2020
- LD&T meeting on 3/11/2021
- Planning Commission public hearing on 4/1/2021
  - No one spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to C-2 by a vote of 10-0.