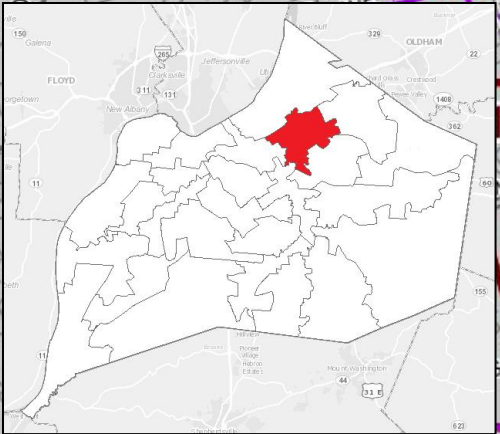
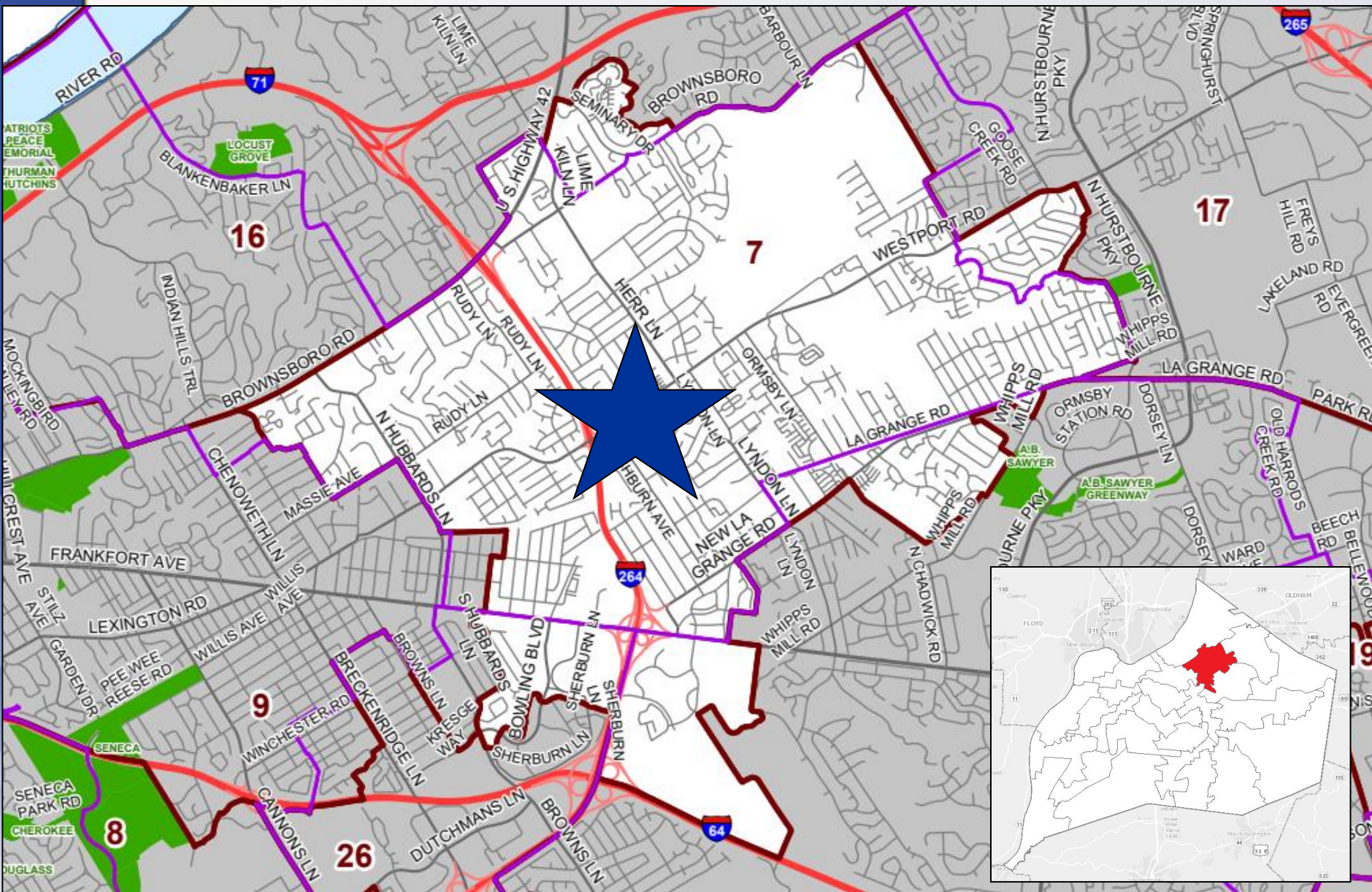


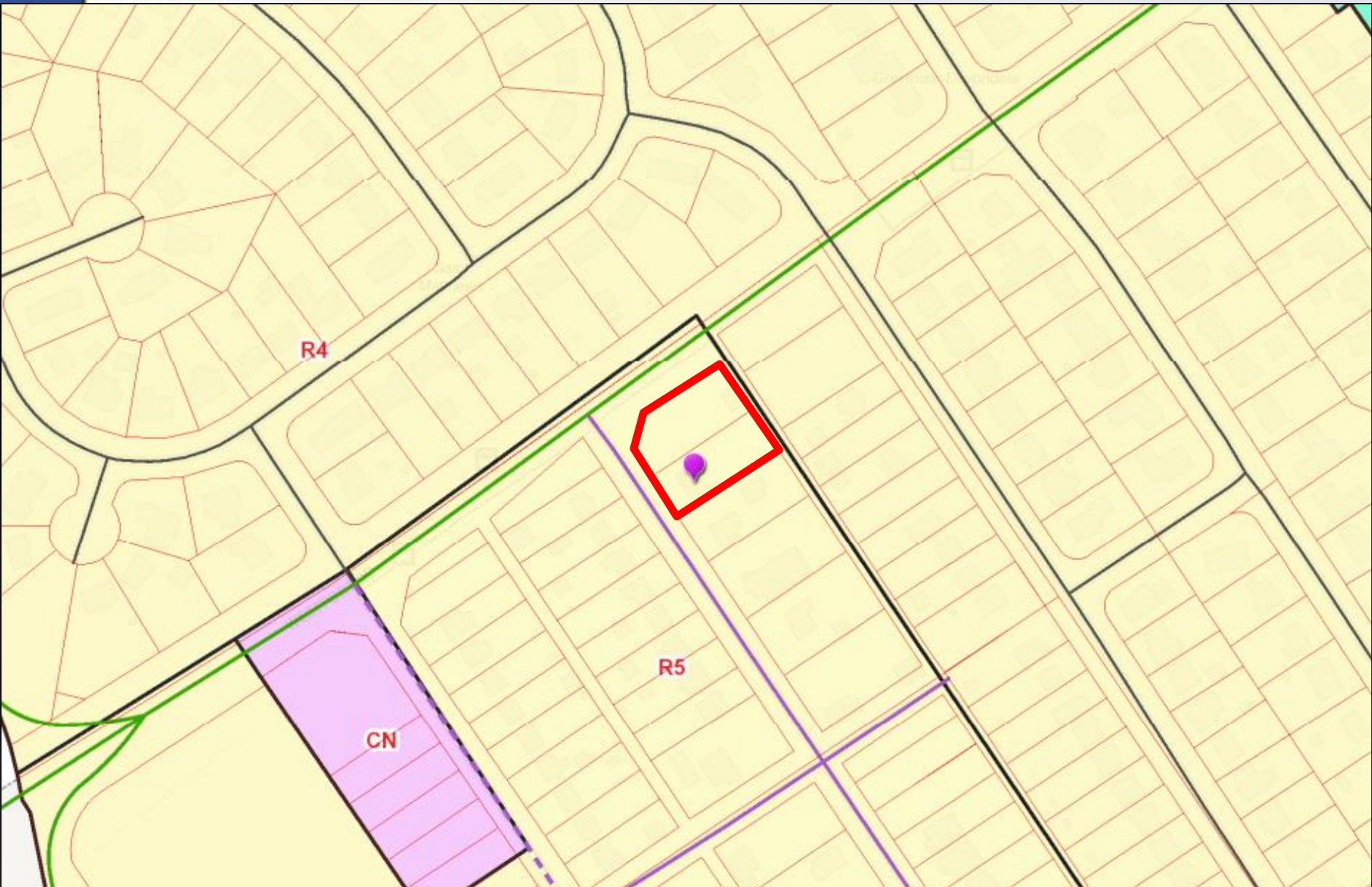
21-ZONE-0117
WESTPORT ROAD MEDICAL
OFFICE



Planning & Zoning Committee
March 22, 2022







Existing: R-5/N
Proposed: OR/N

Requests

- **Change in Zoning** from R-5 Single Family Residential to OR Office Residential
 - **Variance** from Table 5.3.2 to permit a non-residential structure to encroach into the required non-residential to residential setback (non-loading) (required 30', requested 10', variance of 20') (21-VARIANCE-0182)
 - **Variance** from 5.1.12.B.2.e.i.1 to permit a principal structure to exceed the allowed maximum infill front yard setback (required: 30', requested: 60', variance of 30') (22-VARIANCE-0010)
 - **Waiver** from 10.2.4.B.1 to permit encroachment into required property perimeter LBA on south property line (21-WAIVER-0166)
- **Detailed District Development Plan with Binding Elements**

Case Summary

- Site is currently developed with a single-family residence & garage not proposed to be preserved
- New 6,250 square foot medical office
- Parking between Westport Road & the structure
- Variances and waivers necessitated by the layout of the lot
- Site previously denied for a zoning change to C-2 (19-ZONE-0094)

Site Photos-Site Context

View of site
from Fountain
Avenue



View of site
from
Westport
Road



Site Photos-Surrounding Areas

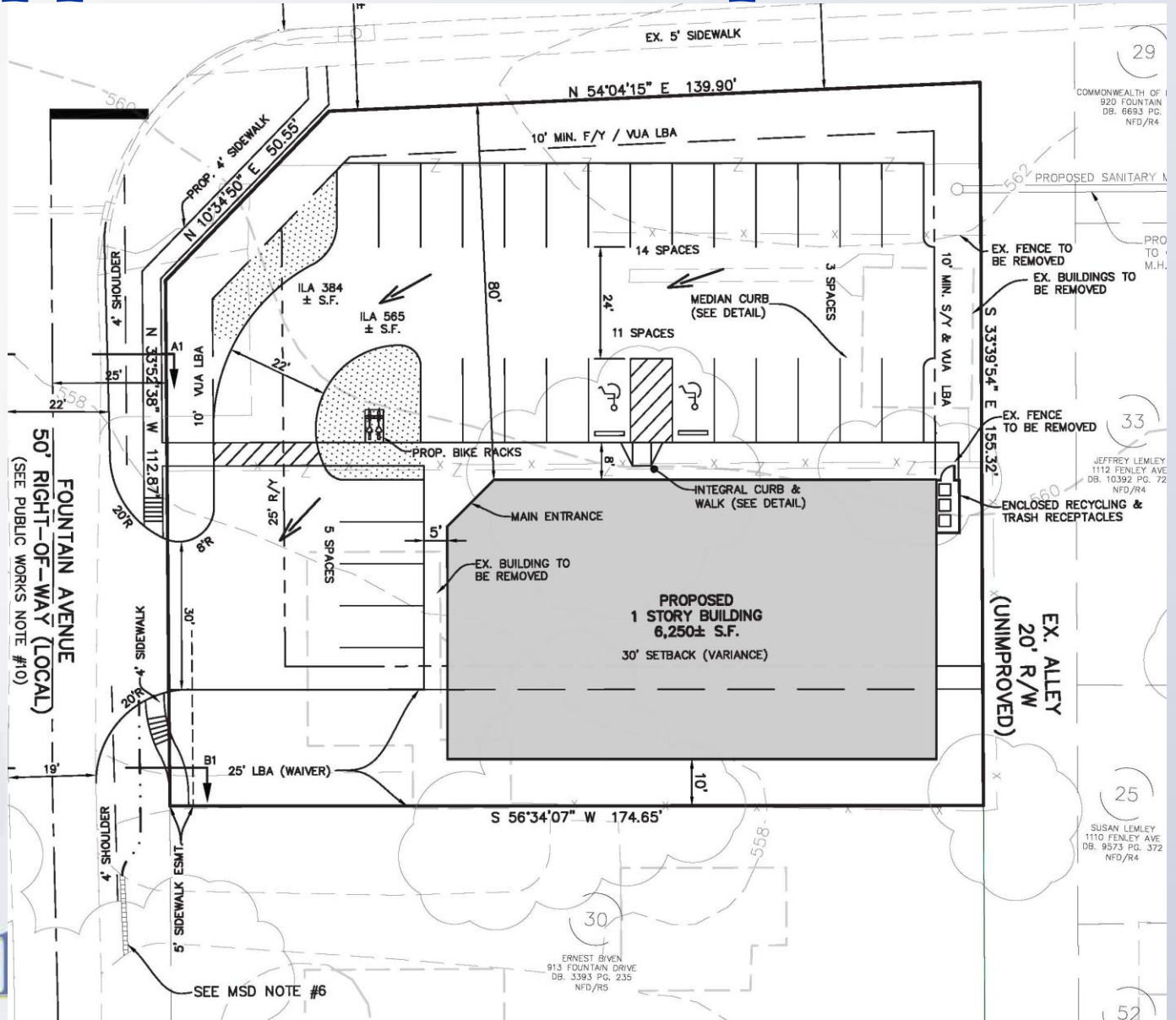
Site and adjacent property



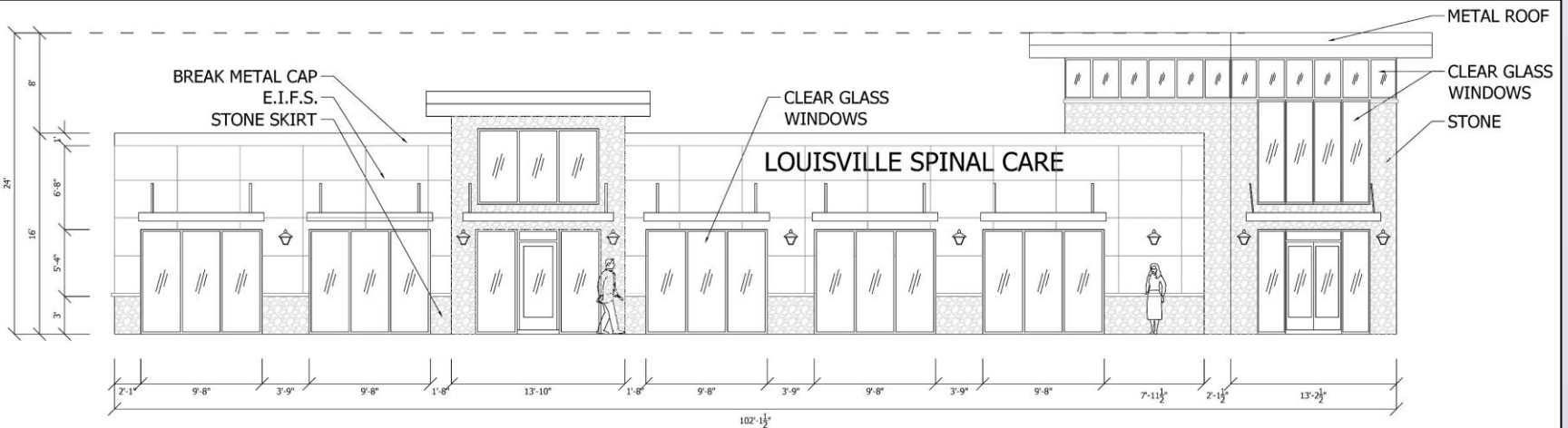
Properties
across
Fountain
Avenue



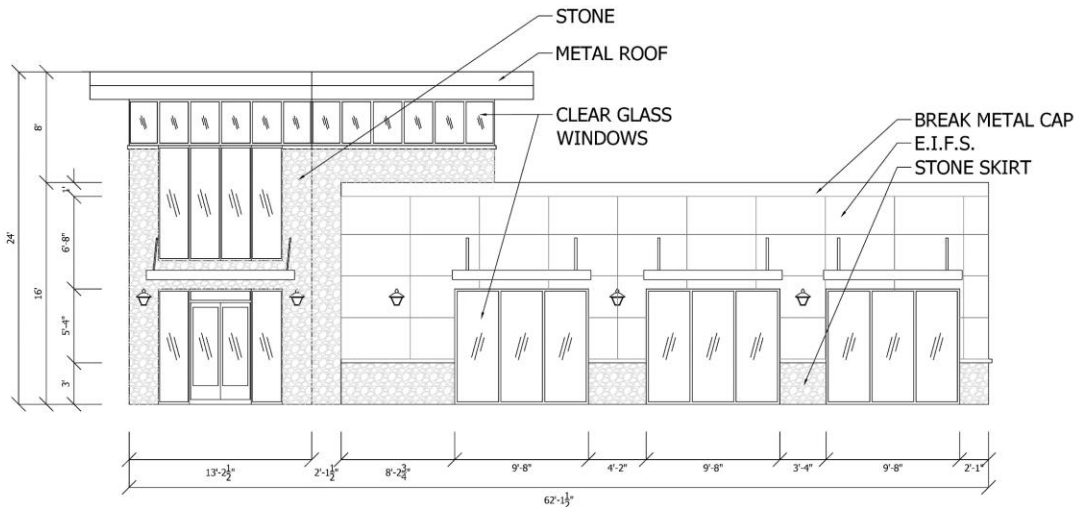
Applicant's Development Plan



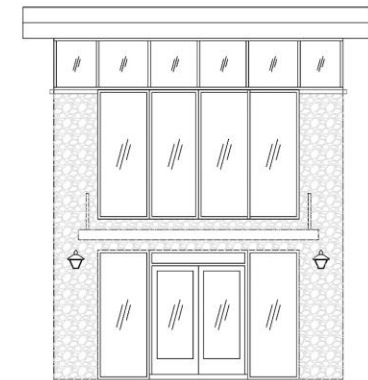
Elevations



Westport Rd Elevation



Fountain Ave Elevation



Main Entrance

Public Meetings

- Neighborhood Meeting held 8/11/2021
- LD&T meeting on 1/27/2022
- Planning Commission public hearing on 2/17/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5 to OR by a vote of 9-0.