

18CUP1072 RESPONSES TO STAFF REPORT ITEMS

A. The property shall be landscaped so as to blend in with the surrounding area and shall be screened and buffered from adjacent uses of a non-industrial nature.

The existing buildings will be restored with no major changes to the facades. All storage and loading/unloading shall occur within the building and not visible from the surrounding areas. In this instance, the building itself acts as the buffer.

A conceptual landscape plan has been provided for the area surrounding the proposed patio. Limited landscaping may occur along Rosewood due the presence of existing utility easements.

B. No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area. The buildings included in this project are historic register eligible and as they exist today, they are located closer than 30' to the property lines. Relief is requested of this item in order to allow the existing buildings to remain. As referenced in item A above, the building acts as a buffer and landscaping shall be provided to meet code requirements.

C. No outside storage shall be allowed on the property.

Note added to plan.

D. No storage of toxic or hazardous materials shall be allowed on the property.

Note added to plan.

E. There shall be no retail or wholesale sales or distributing activities on site.

Note added to plan.

F. No structure on the site shall be taller than one story and shall not exceed 15 feet in height (except for one freestanding sign as allowed in H below).

The buildings included in this project are historic register eligible and as they exist today, they exceed 15' in height. Relief is requested of this item in order to allow the existing buildings to remain.

G. Signs - Only one freestanding sign shall be allowed and shall conform to limits established for the form district in which the sign is located.

Note added to plan regarding signage compliance with code.

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