

## **Browns on Howes Preliminary Development Plan**

Modification Request - Setback Along Lot Line

8.6.2013

### **MODIFICATION REQUEST**

The applicant requests a modification from the setback standard of 5' of landscape area from the lot line to parking drive aisle exceeding 1,800 square feet, as outlined in 3.2.2 J.

It is requested that this standard be modified on the North lot line to a setback varying from 2'4" to 1'4" to account for a 24' drive aisle along the North building face. The lot line does not run parallel to the building and drive aisle, resulting in the variation from 2'4" to 1'4" of the landscaped area.

This modification is requested for the North edge of lot 5 of the project.

***The preferred plan is equal to or better than a comparable plan*** which meets the setback standard through the addition of a vine-covered fence to act as a sufficient landscape buffer and screen. The North edge of the lot borders a single family residential property. The addition of a vegetated screen will provide the necessary buffer and provide equal to or better privacy, buffering, and transitioning for both adjacent lots.

### ***This modification is not detrimental to the public good in that:***

The minimum setbacks of 5' (South edge), 15' (East edge along alley), and 15' (West edge along N Howes St) are achieved on all other edges to follow a similar setback and street character along N Howes St. Direct entry and frontage are provided along N Howes St. The modification also allows for a landscaped Southern edge to achieve an inviting and accessible entry to the dwellings. The size and quality of this area is critical to achieving the desired qualities of a Brownstone building entry while providing functional open space on a constrained lot.