

PZ24-028




Applicant: Royre Investments LLC

Variance: To vary Article 1 related to lot splits & road frontage requirements, and table 2-4 related to minimum lot dimensional requirements.

Location: 3180 Florence Road



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Sec. 1-21. Lot Frontage. (a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot frontage requirement.

Sec. 1-23. Lot Size. (a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot size for the zoning district.

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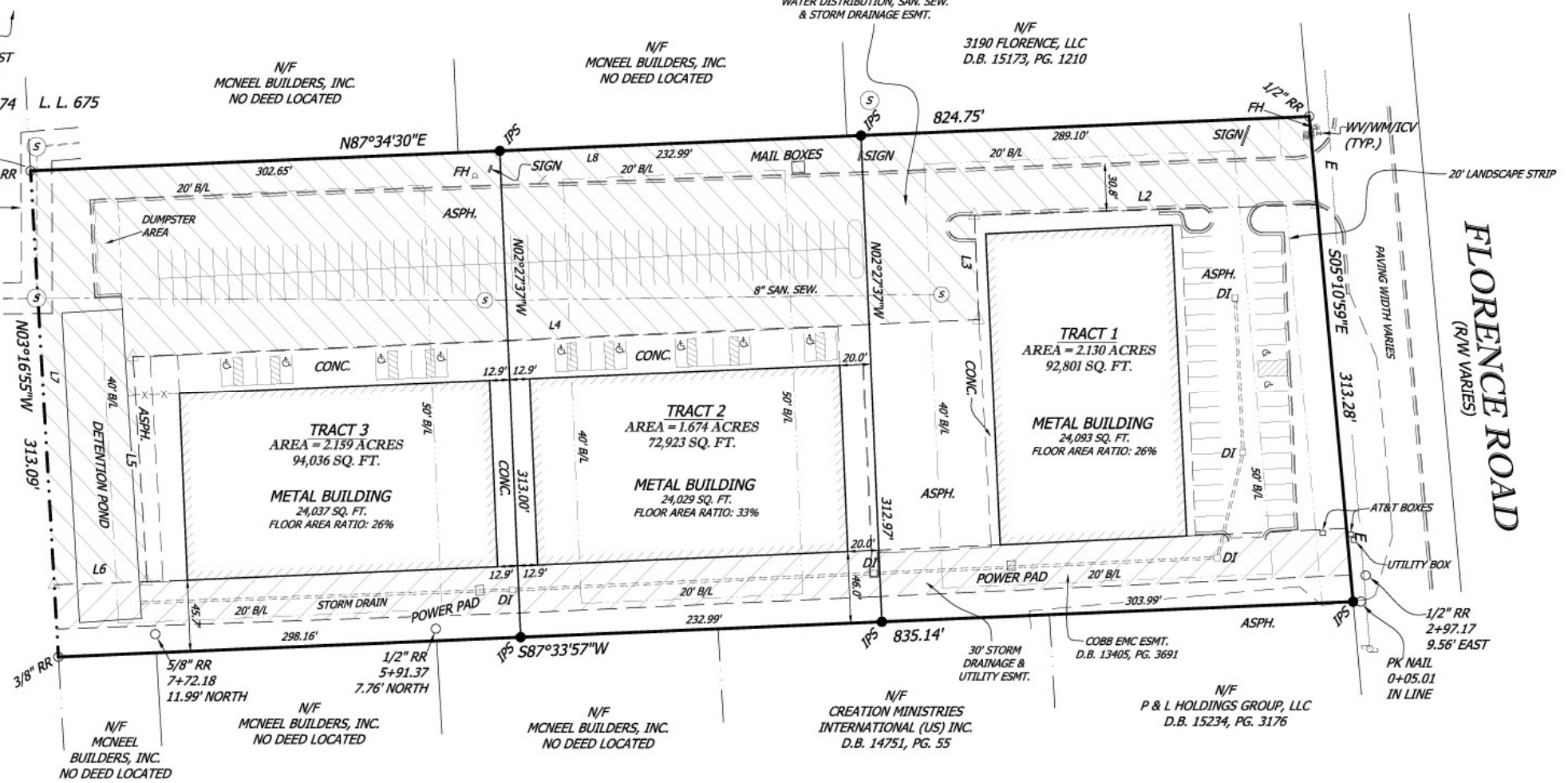
DENSITY AND LOT REQUIREMENTS	LI
Minimum lot size (square feet)	40,000
Minimum lot width (feet)	100
Minimum lot frontage (feet)	100
Floor-area ratio, maximum	0.75
Maximum impervious surface coverage, lot (%)	75
PRINCIPAL BUILDINGS	LI
Front, minimum (feet)	50
Side, minimum (feet)	20
Rear, minimum (feet)	40
Front landscape strip	20

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DENSITY AND LOT REQUIREMENTS	LI	Proposed Tract 2	Proposed Tract 3
Minimum lot size (square feet)	40,000	73,000 sf	94,000 sf
Minimum lot width (feet)	100	233	302
Minimum lot street frontage (feet)	100	0 (Variance required)	0 (Variance required)
Floor-area ratio, maximum	0.75	0.33	0.26
Maximum impervious surface coverage, lot (%)	75	TDB	TDB
PRINCIPAL BUILDINGS	LI		
Front, minimum (feet)	50	compliant	compliant
Side, minimum (feet)	20	12.9 (Variance required)	12.9 (Variance required)
Rear, minimum (feet)	40	45	45
Front landscape strip	20	0 (Variance required)	0 (Variance required)

L6	S88°01'07"W	59.82'
L7	N03°16'55"W	266.68'
L8	N87°34'30"E	824.75'

TO NORTHWEST
LOT CORNER
L. L. 674 L. L. 675
SEW. ESMT.
SPRINGS
6, PG. 4053



FLORENCE ROAD
(RW VARIES)

N/F
MCNEEL
BUILDERS, INC.
NO DEED LOCATED

N/F
MCNEEL BUILDERS, INC.
NO DEED LOCATED

N/F
MCNEEL BUILDERS, INC.
NO DEED LOCATED

N/F
CREATION MINISTRIES
INTERNATIONAL (US) INC.
D.B. 14751, PG. 55

N/F
P & L HOLDINGS GROUP, LLC
D.B. 15234, PG. 3176

1/2" RR
2+97.17
9.56' EAST
PK NAIL
0+05.01
IN LINE