

REQUEST FOR YARD MODIFICATION – URBANA

The request is being made in order to accommodate balconies on the front of the property, street side. The new code requirement of a 5ft setback on the front did not take in consideration that typical balconies will extend into the setback at least 3ft. The old regulation is still in effect allowing a balcony to extend only 1/3 into the setback leaving the development with an 18" balcony, not practical. A minimum of 3ft is needed for practical homeowner use. This request is being made in order to create functional balconies, which will also will be more aesthetically pleasing than just a window.

The request to reduce the rear setback 26' 7" is comparable with the other properties adjacent. The rear setbacks on the surrounding properties around our development are 20 ft. Urbana is still an additional 6+ feet more than the average rear setback. All rear yards will fenced in. Urbana is a 2 story development. We have a 2 story multi family development and single family behind us and multi family and single family to our side setback. In addition Urbana's side setbacks are 25% larger than required, offering even more of a buffer. This development is consistent with the code in this area and promotes multifamily.

With this said, continuity is unaffected. Scale, height and proximity to the street based on the new code is consistent for existing and future developments. All other land development code requirements have been met.