

JUSTIFICATION LETTER

DEPARTMENT OF COMPREHENSIVE PLANNING

August 2023

REF: PROJECT # 23-0233

Dear City Staff Members

The proposed changes to the initial plans are as follows.

- * We have one parking space that will be backing out to Tam street
if it is necessary a variance we will apply for it.
- * We added 4 feet to comply with the 22' required for parking adjacent to the alley
- * All building setbacks are depicted on the site plan
- * On Tam street building will be 10 feet away from property line. We are going to apply for a waiver where a 5' setback is required and we are proposing 10'.
We cannot have the building at 5' on Tam St. in one side is the water meter box and in the other side is the handicap parking area.
- * Overall square footage has been placed in the center of the site plan under the building label.
- * Parking analysis have been corrected and new number of parking spaces is 12
we have placed just 7 (we will apply for the waiver)
- * For ADA parking we are proposing a van accessible space with 4' access to the building.
- * Trash enclosure has been placed on the site plan with a screen wall to hide the view from the street.
- * For the the driveway on Tam Dr. we are proposing a Residential Driveway
- * The main entry will be articulated having a canopy on top of it.
- * The roof will have a roof line on the border of the parapet

Sincerely

Jinny King

23-0233
08/16/2023