

Applicant Statement

Applicant Intent: The Tate's Landing project intends to deliver lots of similar size, shape, and quality as the surrounding Nichol's Vale community to make the new development feel like a natural extension of the existing community. The adjacent Nichol's Vale average lot size is approximately 0.30 acres per lot, having a 5' side MBSL, 15' rear MBSL, 15' front MBSL, 10' minimum building envelope separation, and average lot width between 55' and 85'.

Current Variable Lot Code Requirements: The current Variable Lot regulations listed in Zoning Code Article IV Section 5-104 provide allowance for a lot width minimum of 50', minimum building envelope to any lot line of 20', and minimum building envelope separation of 30'. These current regulations would hinder the ability to provide a similar lot, layout, and community product as the surrounding Nichol's Vale community. If the current regulations are utilized with a 50' wide lot and 20' MBSLs, the available building envelope would be 10' wide and therefore not a similar product to the existing surrounding community.

Applicant Request: The Tate's Landing project is respectfully requesting the following:

- 1) Request to vary from the Minimum Building Envelope Spacing "To Any Lot Line" of 20' to allow interior lot side setbacks of 5' to match the adjacent Nichol's Vale community.
- 2) Request to vary from the Minimum Building Envelope Spacing "Building Envelope Separation (Measured Between Building Envelopes)" of 30' to allow "Building Envelope Separation (Measured Between Building Envelopes)" of 10' to match the adjacent Nichol's Vale community.