



To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: April 25, 2013

Subject: Variance Request
VAR-201301006
Land Lots: 386, 387
111, 93, 85, 83, 79 Webb Street

Enclosed please find the material for the variance request. The applicant is requesting several variances to Section 7.1.3 (table 7.2), Dimensional Requirements for the Historic Roswell District (H-R), related to front, side, and rear yard setbacks.

Parcels 7 and 8, Proposed Townhomes

Reduction of front yard setback from minor street from 15' to 10' (along Camp Ave.)
Reduction of side setback, corner lot, minor street from 20' to 0' (along Webb St.)

Parcel 11, Proposed Cottage Homes

Reduction of side setback, interior lot line from 10' to 0' (north property line)
Reduction of rear setback from 20' to 0' (east property line)
Reduction of front yard setback from minor street from 15' to 10' (along Webb St.)

Parcel 5, Proposed Single-Family Dwellings

Reduction of front yard setback from minor street from 15' to 5' (along Webb St.)
Reduction of side setback, interior lot line from 10' to 5'

The applicant, Lehigh Homes, is proposing to continue the Providence development down Camp Avenue and along Webb Street. They intend to combine and divide the existing parcels and construct a mixture of townhomes, cottage homes, and single-family dwellings. The aforementioned setbacks and variances are contingent on the adoption of the Historic District Expansion Ordinance which will have its first reading on May 13th, 2013 and its second reading on May 29, 2013. The expansion will include 79, 83, and 85 Webb Street (also known as parcels 7, 8, and 11) as a part of the local historic district.

The Community Development Department recommends approval of the variance with the condition that it is contingent on the passing of the ordinance to expand the historic district boundaries to include 79, 83, and 85 Webb Street.