

4117 Rocky River Drive

DP&S

September 15, 2020



Robert Pinedo, AIA NCARP Architect & Lexy Properties, LLC (Owner)

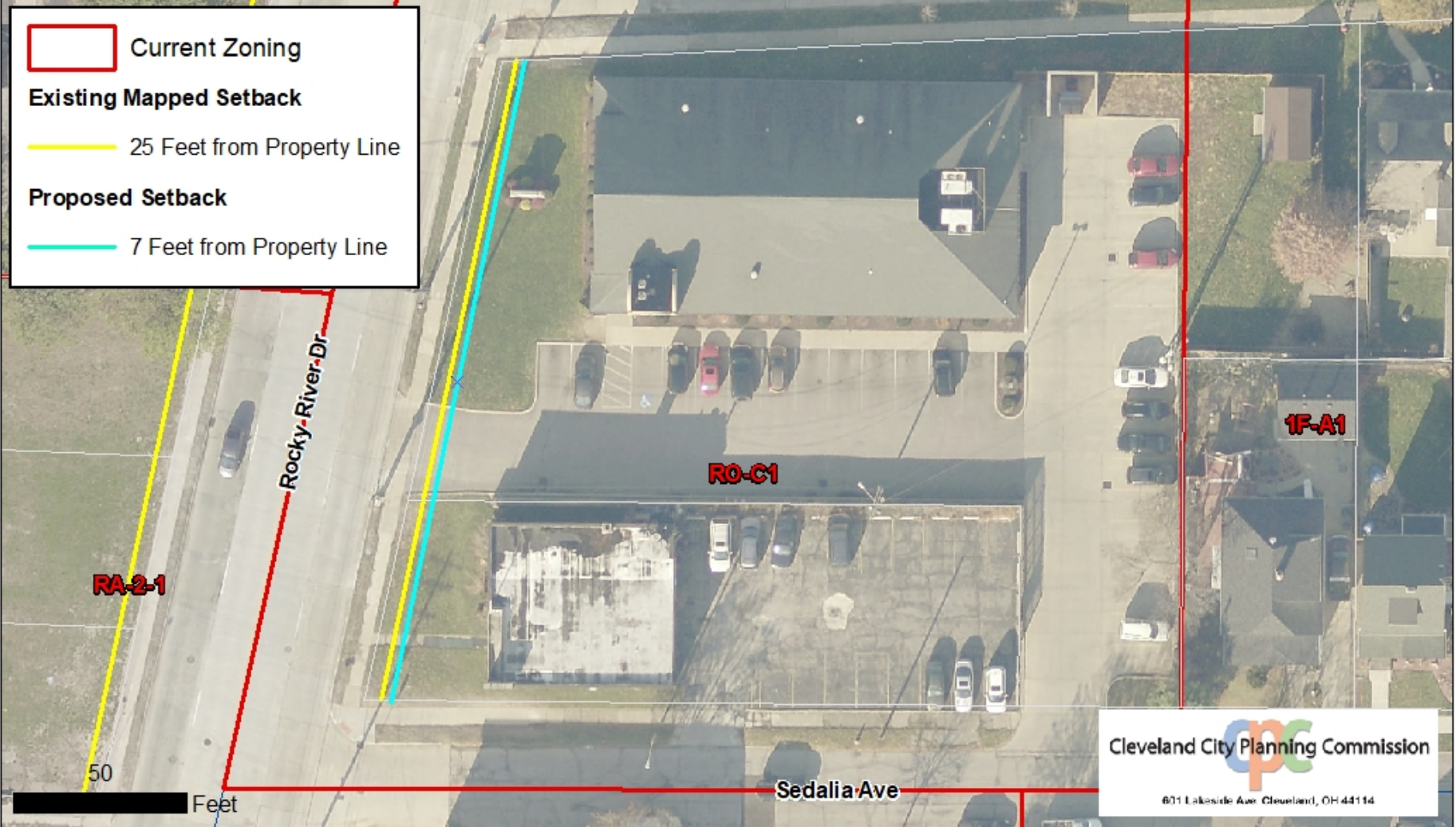


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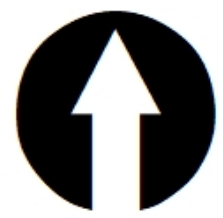
Purpose of Rezoning

- ❖ To replace a 25' Specific Mapped Setback with a 7' Specific Mapped Setback from the property line between Melgrave & Sedalia Avenue along Rocky River Drive
- ❖ To ensure new proposed development is located where proposed as directed by Design Review Committee.
- ❖ If we do not establish specific mapped setback, building would need to be setback 15% of the average depth of the lots. BZA does not have authority to grant a front yard setback variance (no other building(s) make up 20% of aggregate street frontage on block)
 - ❖ To maximize public safety & walkability



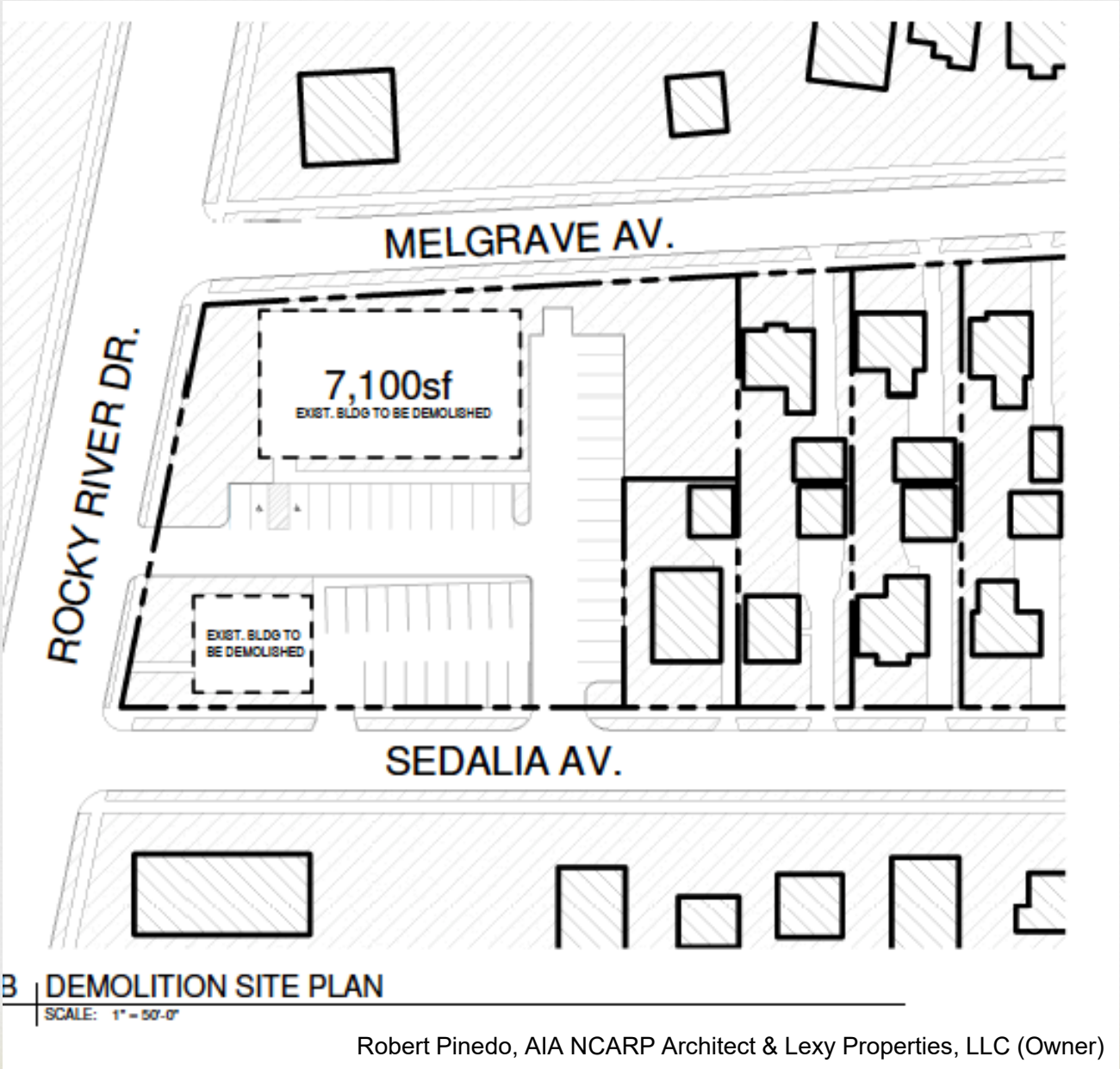
Map Change 2612

Replacing a twenty-five (25) foot Specific Mapped Setback from the property line with a seven (7) foot Specific Mapped Setback from the property line along the eastern side of Rocky River Drive between Sedalia Avenue & Melgrave Avenue



Date: 07/07/2020

Existing

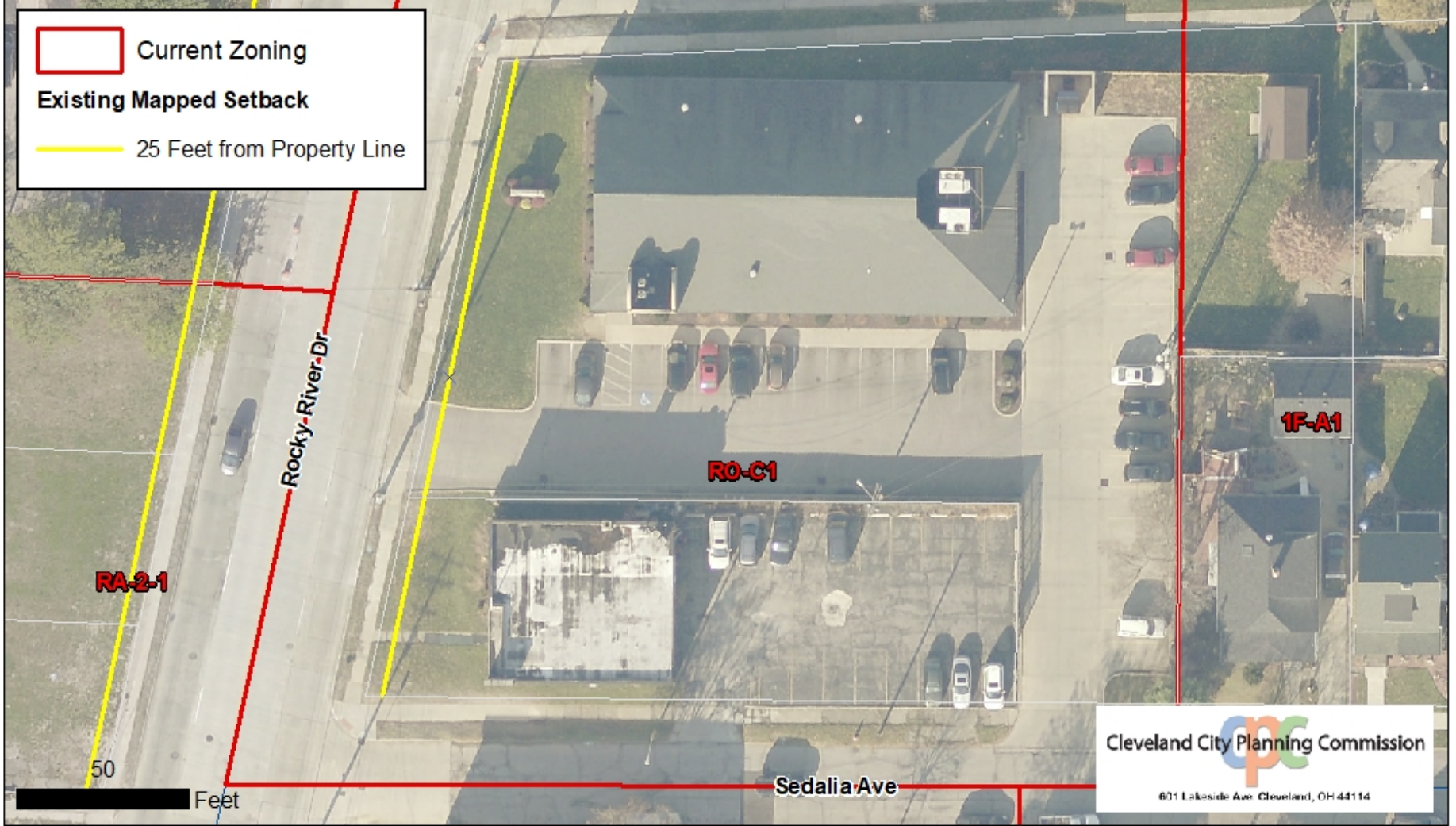




Current Zoning

Existing Mapped Setback

25 Feet from Property Line



Map Change 2612

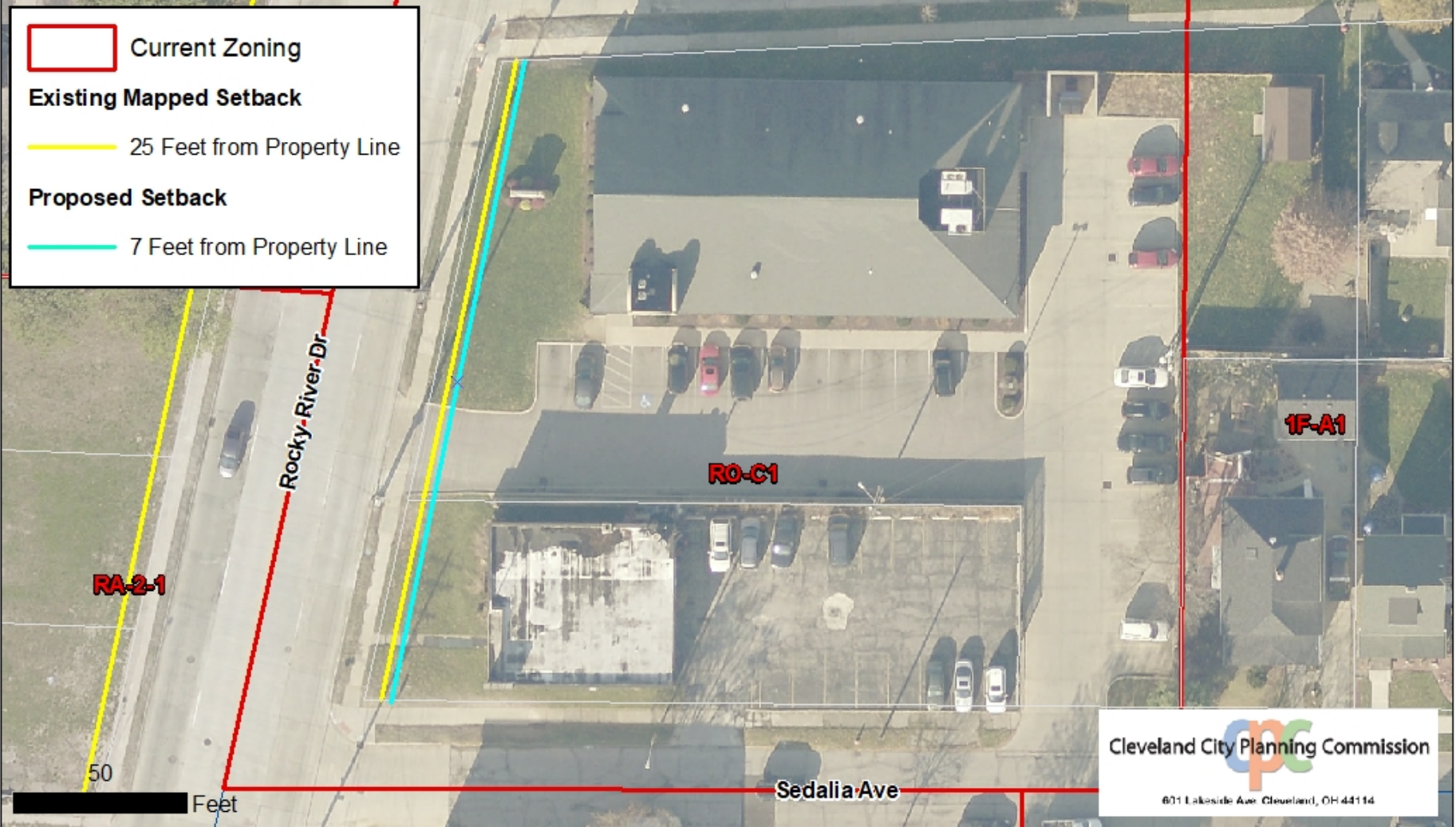
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Current Proposal





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