

<i>Applicant:</i>	The general spirit of the LDR is to encourage responsible growth and not cause hardships on a developer or property owner. According to the comprehensive plan, the subject area is leaning more toward a manufacturing or heavy commercial use and the proposed variance is consistent with said plan.
<i>Staff:</i>	Yes. The requested variance is consistent with the general spirit and intent of the LDR and the purpose and intent of the Comprehensive Plan.

Relevant Development Standards in the LDR that are “Significant” to the Proposal

Section 214-7 Exterior Building Materials and Landscaping

Except for properties zoned M-1 or M-2, sheet metal, exposed common concrete block and similar materials shall not be permitted as exterior materials on sides of buildings facing the front yard. The exterior materials of the face of said buildings on the sides facing the front yard shall consist of glass, brick, stone, textured masonry block, stucco, wood siding, hardiplank or similar building materials and shall extend along the entire front and along both sides of the building for a minimum distance of 10 feet. Front yards shall be landscaped with ground cover, sod, shrubbery and trees that are well-maintained.

Staff Review Comments:

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| Engineering Department: No comments | Fire Department: No comments |
| Plan Review: No comments | Public Works: No comments |
| Utilities: No comments | Landscape: No comments |
| Historic Preservation: No comments | Police: No comments |

Attachments:

- Zoning Location Map
- Aerial Map
- Site Plan
- Building schematic