

Appendix C: Setback Waiver Memo



TO: Megan Echols

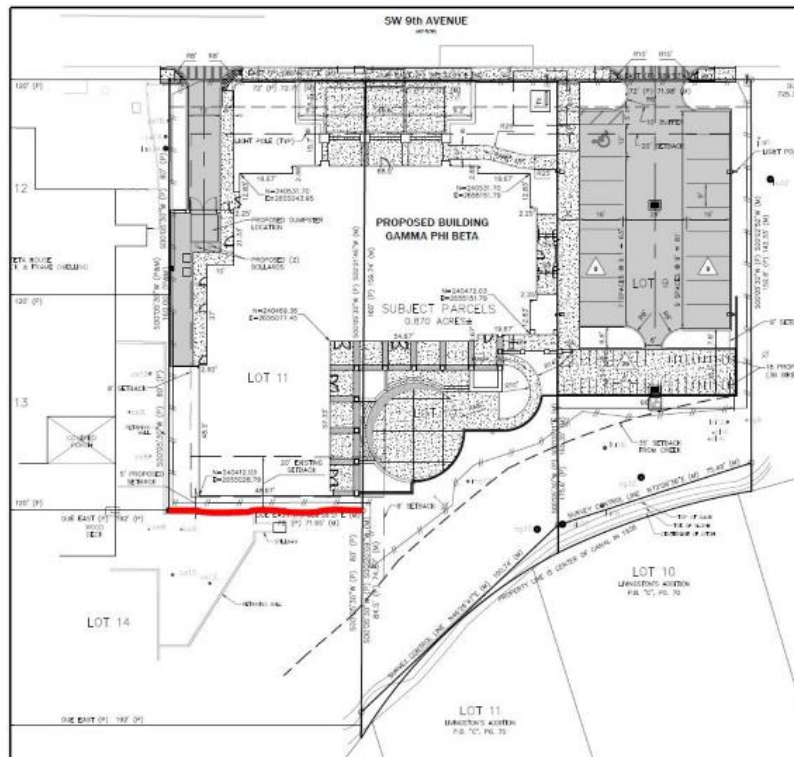
FROM: Sergio Reyes, PE

DATE: June 21, 2017

RE: Waiver Request for Gamma Phi Beta

The proposed Gamma Phi Beta, located at 1251 SW 9th Avenue, proposes the demolition of 3 residential structures and the construction of a 3-story sorority house. The project site is also within the limits of the University Heights Special Area Plan.

The applicant requests a waiver from one specific design standard related to the Special Area Plan related to building setbacks. The Plan calls for a rear setback of 20 feet and a portion of this project encroaches into this prescribed setback (to approximately 5 feet from the property line). The location of the proposed building encroachment into the building setback is identified below (property line underlined in red):



2404 NW 43rd Street
Gainesville, FL 32606

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Phone (352) 373-3541
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While the proposed building does encroach into the setback for this small portion of the property line, the Special Area Plan does, however allow for the applicant to request a waiver from required design standards, provided they are approved by the appropriate reviewing board.

Based on this code allowance, we do respectfully request a reduction of the rear building setback (for the area outlined in red only) from 20 feet to 5 feet, based on the following rationale:

- The Site Plan meets or exceeds all other required setbacks.
- The property line in question is technically considered to be a 'rear' property line but is recessed approximately 80 feet from other portions of the same rear property line.
- The proposed building (facing south where the setback waiver is requested) is oriented toward an existing stormwater pond and wooded areas, which are not negatively affected by the building placement.
- The property line in question is not facing any other buildings and there is a large separation between the proposed building and the nearest building to the south, approximately 170 feet away.

If there are any questions about the justifications listed above for the requested modification, please contact eda at 352-373-3541.