



## Legislation Text

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**File #:** 180769., **Version:** 1

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### **Variance for eda engineers, surveyors and planners inc . (B)**

**Petition DB-19-5 VAR:** eda engineers, surveyors and planners inc ., agent for 2511 Howell, LLC. Requesting the following variance: 1. To increase the placement of the building along NE 3<sup>rd</sup> Avenue from 20 feet to 75 feet; 2. Increase the placement of a building along NE 1<sup>st</sup> Avenue from 20 feet to 85 feet; 3. Reduce the building façade glazing along the north side along NE 3<sup>rd</sup> Avenue from 50% to 0 %. Zoned: U7 (Urban 7.) Located at 104-204 NE Waldo Road.

The subject property has been developed with multiple commercial properties for many years and the site is under consideration for redevelopment. The site is in the U7 Transect district which requires special building placement, frontage and glazing requirements. The variances are requested to facilitate redevelopment of the site due to its unique configuration and the existence of three adjacent right-of-ways triggering the frontage design requirements.

The applicant is requesting three variance related to building placement, building coverage and façade glazing.

Public notices were mailed to the property owner and those property owners within 400 feet of the property on February 11, 2019.

None.

Review Petition DB-19-05 VAR, for compliance with the criteria for granting a variance.