

March 11, 2020

REECE NICHOLS BUILDING OSC Lot 4 Revised PDP submittal; PR20-0004

Request for Waiver

The following represents a request for waiver of Design Guidelines in UDO Section 18.20.140.B, per waiver process outlined in UDO Section 18.40.240.

SECTION 18.20.140.B Dimensional Standards:

Requirement: Front Yard Maximum 150 feet.

Request: The applicant is requesting a waiver from the stipulation for the maximum front yard setback. We request approval of a maximum front yard setback of 190 feet.

The approving authority may approve the waiver if the applicant demonstrates one or more of the following, and if the area proposed for modification is illustrated on the Development Plans:

- a) *An alternative higher quality development design with no negative impacts to either the residential or non-residential properties.*

Additional setback will allow adequate parking in front of the building, and also provides large green areas at the entrance to the development from 106th Street.

There are no adverse impacts to the public and fulfills intent for architectural interest and texture.

Respectfully submitted,
DeGasperi & Associates Architecture



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