

Attachment "B"**DELSI FITZGERALD, INC.**
*Planning – Engineering – Project Management***RED ROOF INN DEVIATION JUSTIFICATION:****Request for Deviation: 5' Landscape Buffer (LDC Section 34-845)**

The applicant requests a deviation from the requirement of a 5' landscape buffer along the proposed property line established by the lot split to allow for a 0' buffer. The proposed property line and location of the buffer would be interior to the parent tract and would not be visible to surrounding properties. No exterior impacts are anticipated.

Request for Deviation: 10' Accessory Side and Rear Building Setback (LDC Section 34-845)

The applicant requests a deviation from the requirement of a 10' side building setback along the proposed property line established by the lot split to allow for a 0' minimum side and rear setback. The proposed property line abuts an existing roofed two-story walkway that the motel patrons will continue to use. The proposed property line will not interfere with the function of this walkway and no impacts are anticipated.

Request for Deviation: Refuse and Solid Waste Facilities (LDC Section 10-261(a))

The applicant is requesting to have their refuse and solid waste facilities located on the newly created adjacent parcel where it is currently provided. An agreement between the two (2) property owners will be provided to address the solid waste location.

Request for Deviation: Off Street Parking and Loading Requirements (LDC Section 34-2020 (b))

The applicant is requesting to have a portion of their required parking located on the newly created adjacent parcel where it is currently located. There are no changes to the use therefore there are no additional parking spaces needed. An agreement between the two (2) property owners will be provided to address the shared parking.

Request for Deviation for buffer from Natural Waterway (LDC Section 10-416(d)(9))

The applicant is requesting to have the natural waterway buffer reduced from 50' to a width as demonstrated on the attached site plan to bring the existing buildings into compliance. There are no changes being proposed to the buildings at this time however the current site does not provide a 50' buffer to the water body.