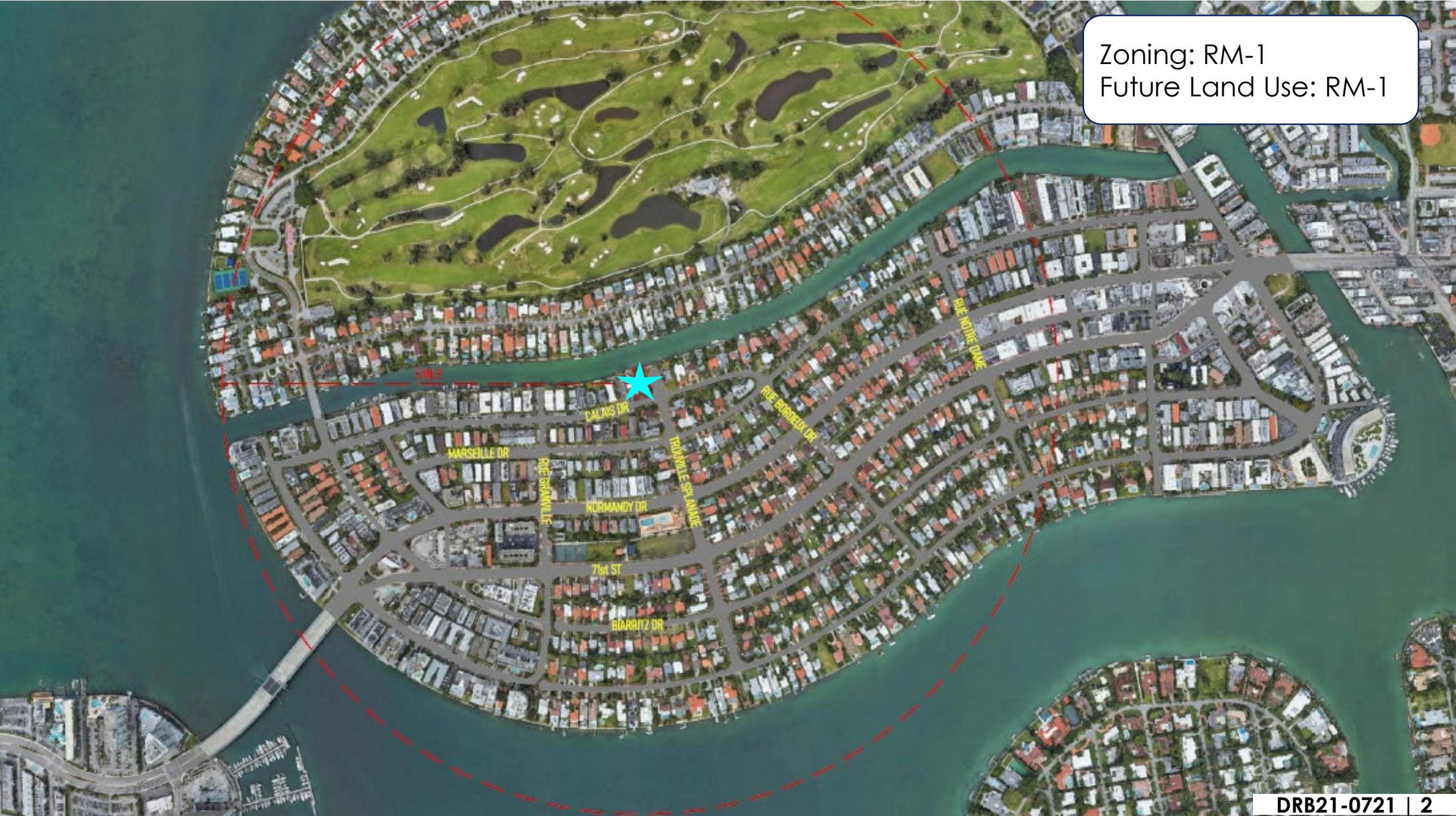


7300 TROUVILLE ESPLANADE



DESIGN REVIEW BOARD MEETING
NOVEMBER 2, 2021

Zoning: RM-1
Future Land Use: RM-1





1 7300 TROUVILLE ESPLANADE



2 7300 TROUVILLE ESPLANADE



3 7300 TROUVILLE ESPLANADE



4 7300 TROUVILLE ESPLANADE



5 7300 TROUVILLE ESPLANADE



6 7300 TROUVILLE ESPLANADE



7 7300 TROUVILLE ESPLANADE



8 7300 TROUVILLE ESPLANADE



PHOTOGRAPHS TAKEN 09/01/2021



- ① 1575 CALAIS DR. ② 1580 CALAIS DR. ③ 7215 TROUVILLE ESPL. ④ 1565 MARSEILLE DR. ⑤ 7218 TROUVILLE ESPL. ⑥ 7222 TROUVILLE ESPL. ⑦ 1725 MARSEILLE DR. ⑧ 1735 MARSEILLE DR.
- ⑨ 1745 MARSEILLE DR. ⑩ 1763 MARSEILLE DR. ⑪ 1760 MARSEILLE DR. ⑫ 1779 MARSEILLE DR. ⑬ 1785 MARSEILLE DR. ⑭ 1791 MARSEILLE DR. ⑮ 1797 MARSEILLE DR. ⑯ 1785-1795 MARSEILLE DR.
- ⑰ 1775 CALAIS DR. ⑱ 1765 CALAIS DR. ⑲ 1745 CALAIS DR. ⑳ 1725 CALAIS DR. ㉑ 1715 CALAIS DR.

PHOTOGRAPHS TAKEN 09/13/2021

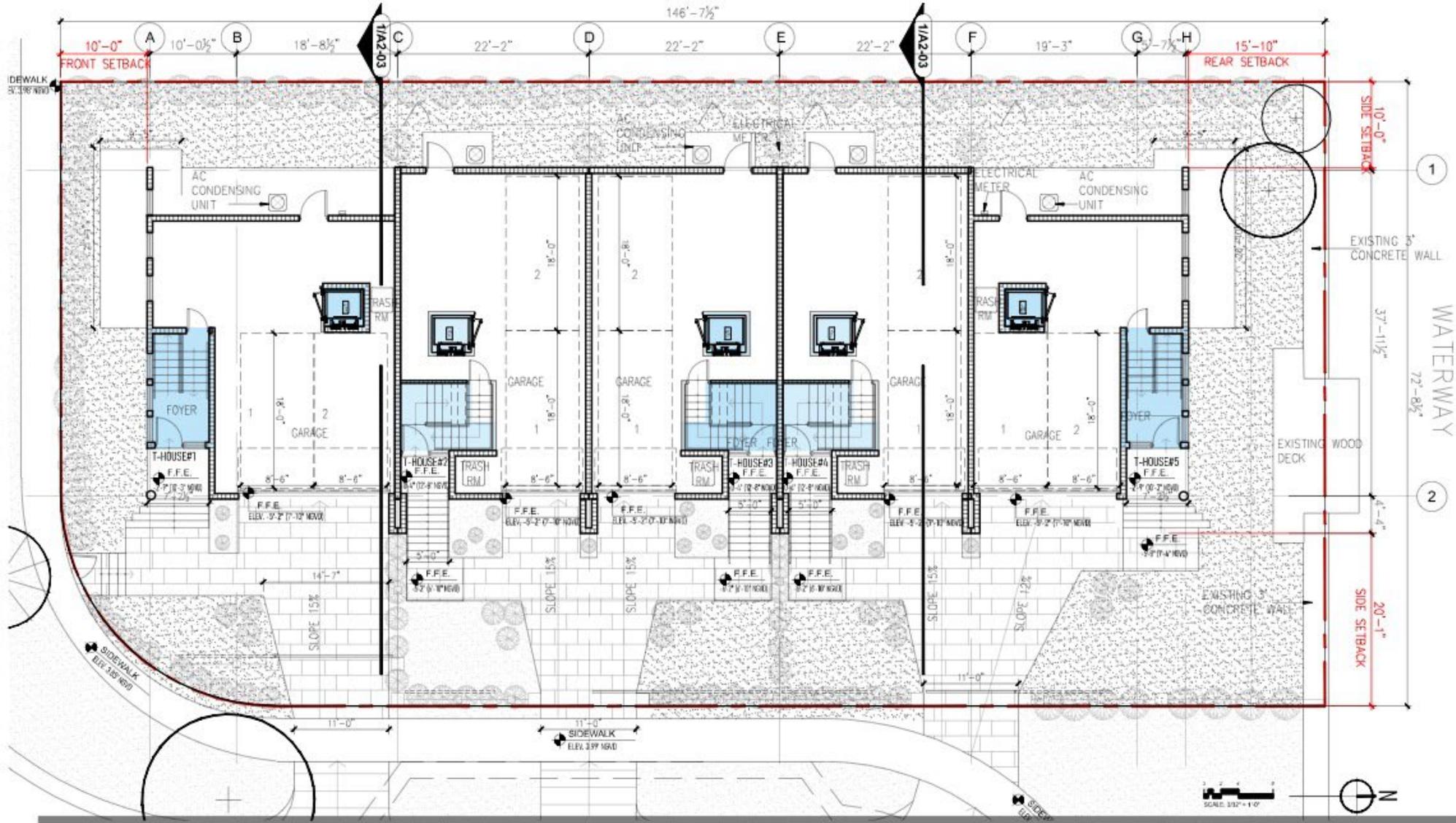
REQUESTS

- **NON-USE VARIANCE** of Sec. 142.156 - **Front Setback**
- **WAIVER** of Section 142-155(a)(3)e. - **Lot coverage**

MODIFICATION OF VARIANCE REQUEST:

- **WAIVER** Section 142-155(a)(3)f. - **Ground floor requirements**

FRONT SETBACK NON-USE VARIANCE

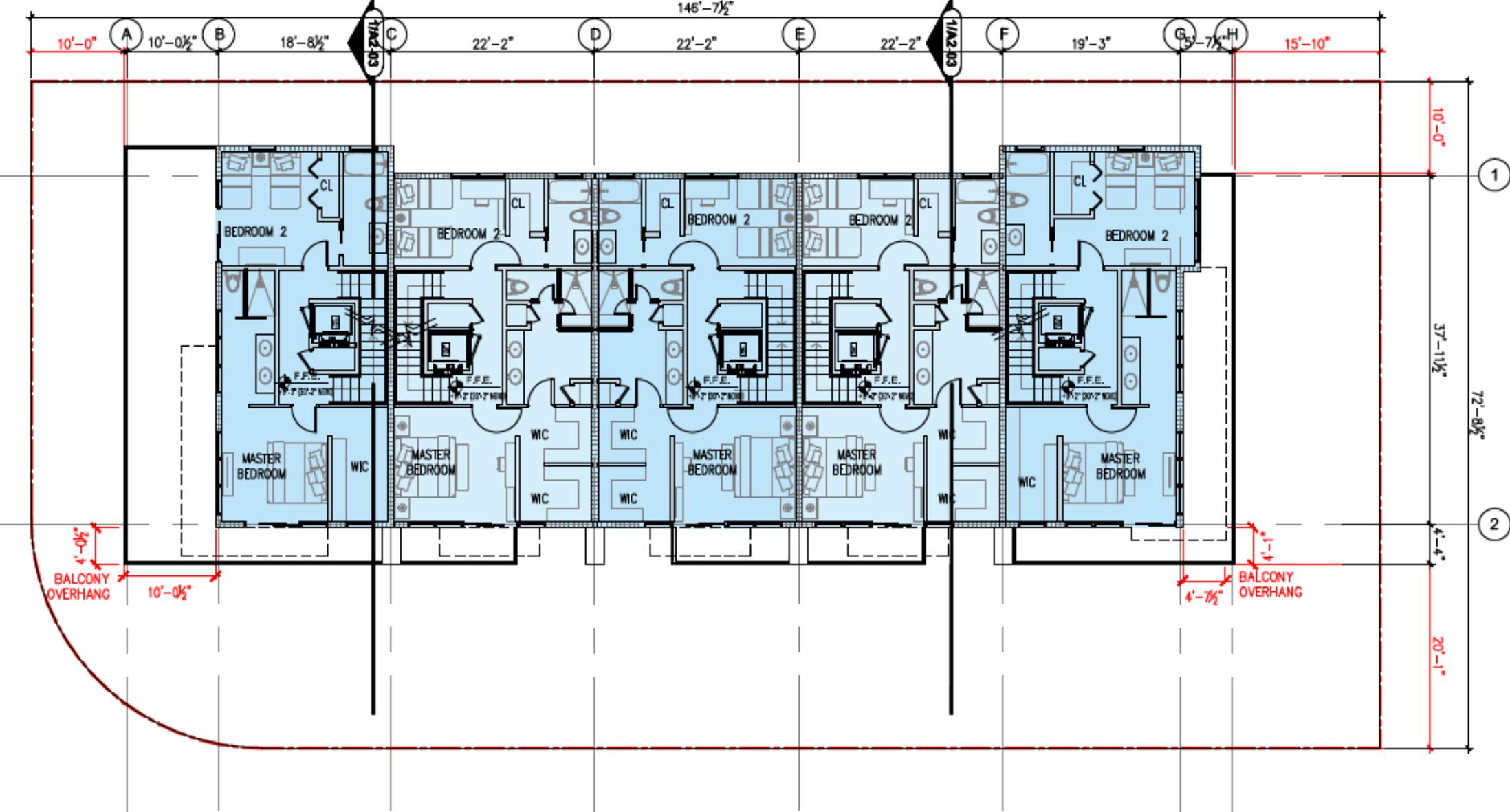


Required: 20'
 Proposed:
 - Ground Floor: 10'
 - 2nd Level: 20'
 - 3rd Level: 20'
 (not including balcony overhang)

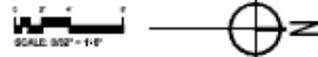
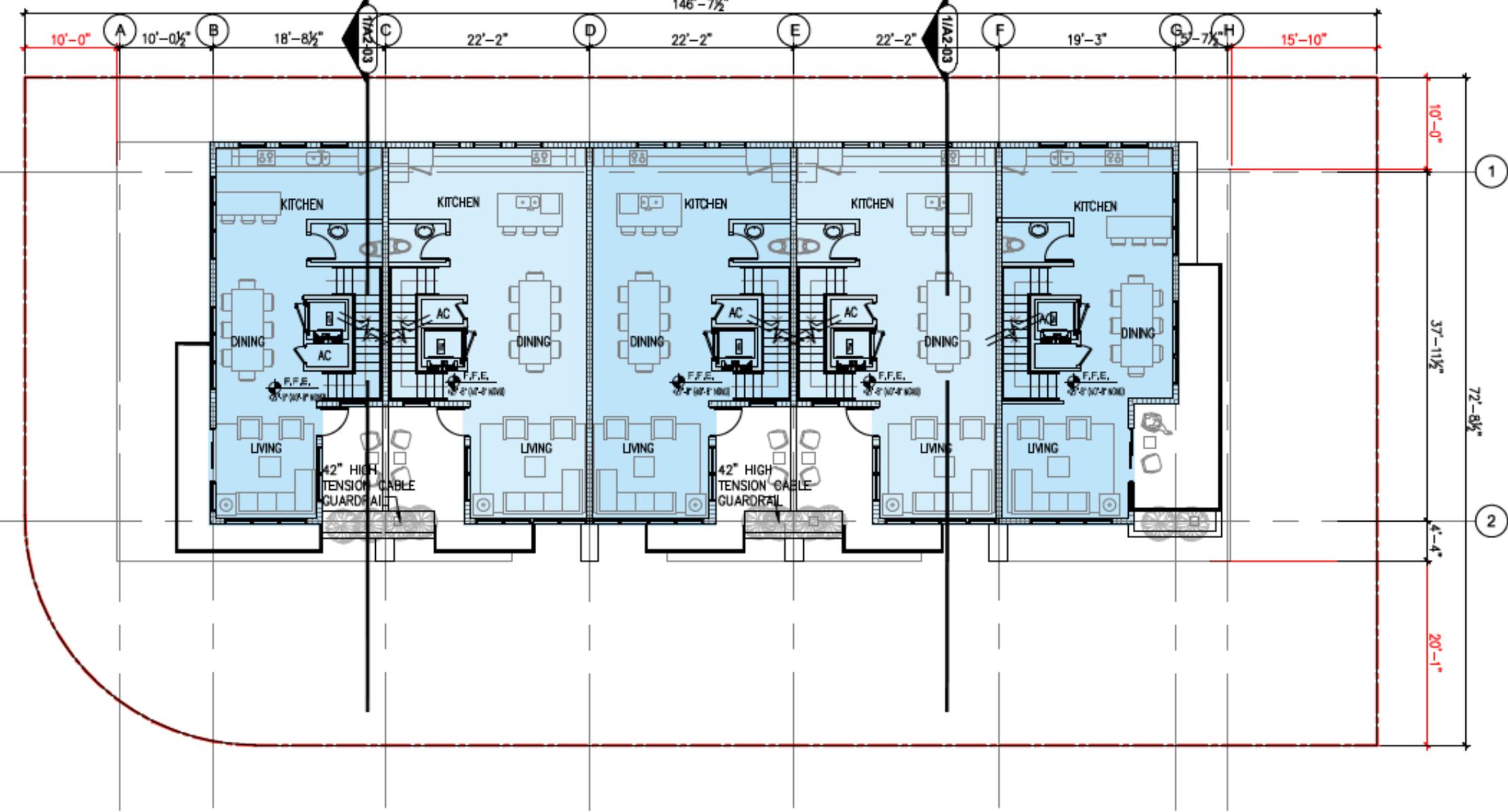


SCALE: 3/32" = 1'-0"

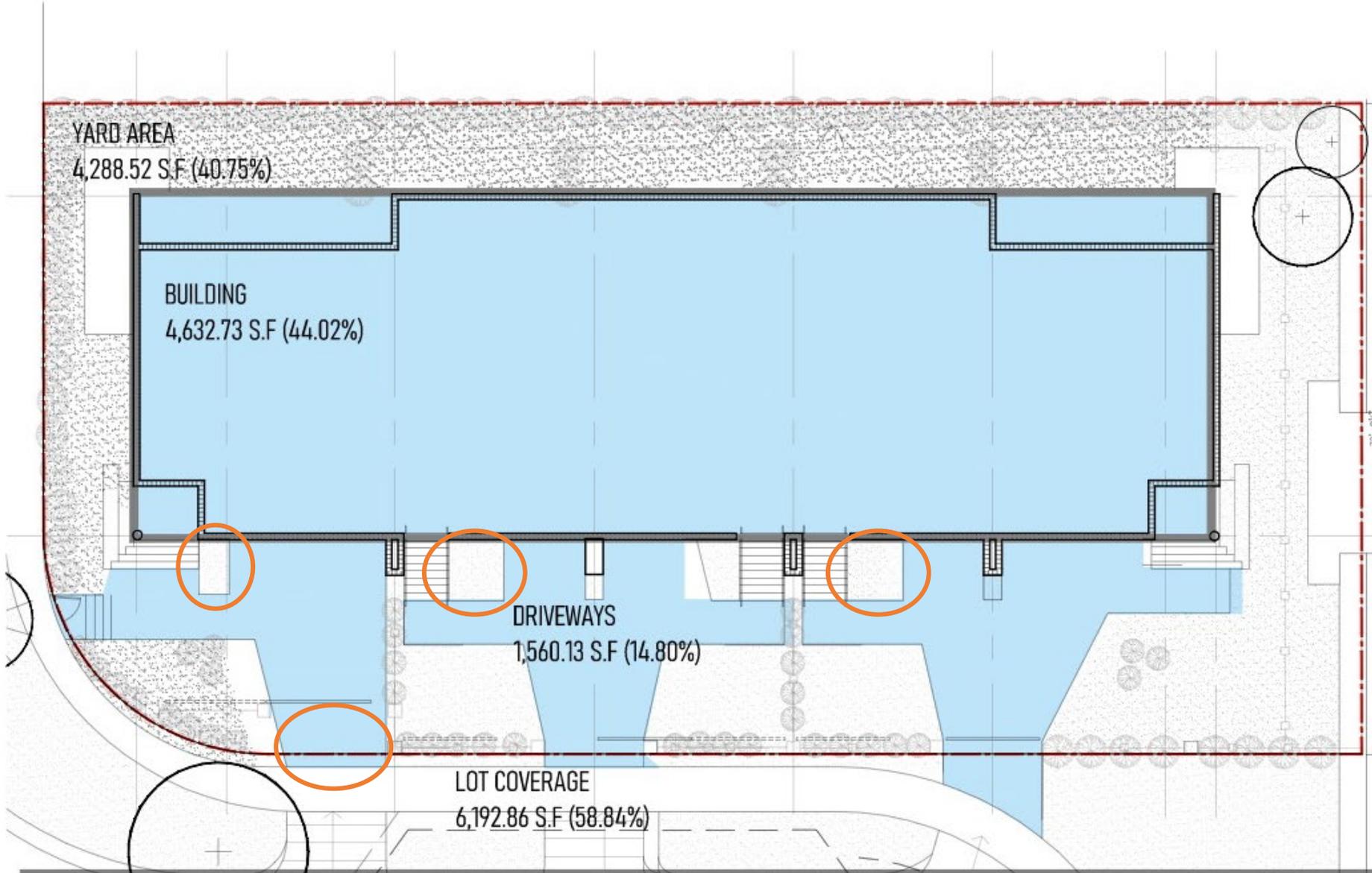
SECOND LEVEL



THIRD LEVEL



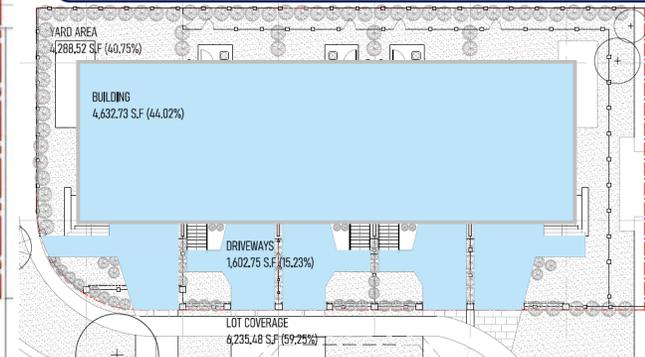
LOT COVERAGE WAIVER



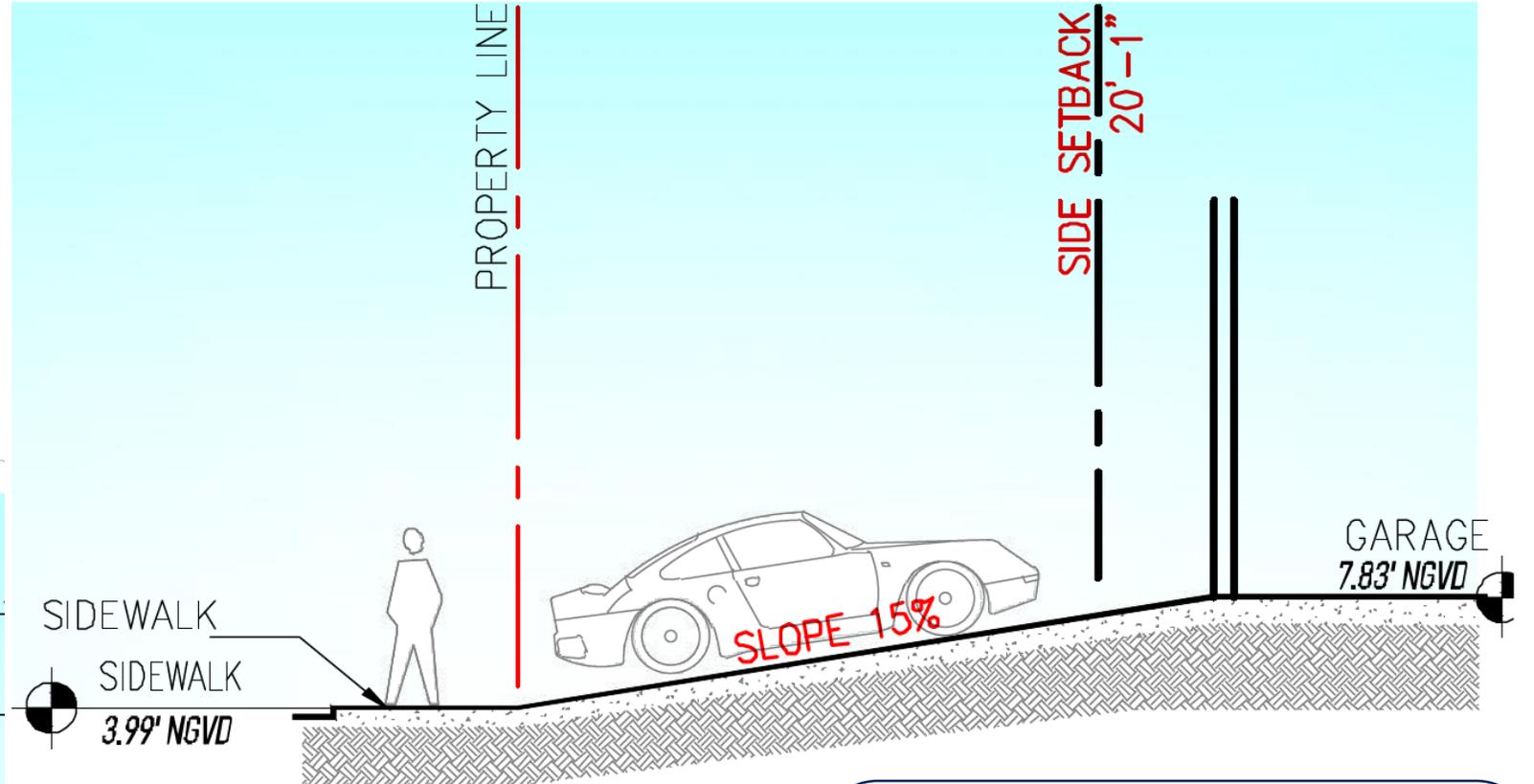
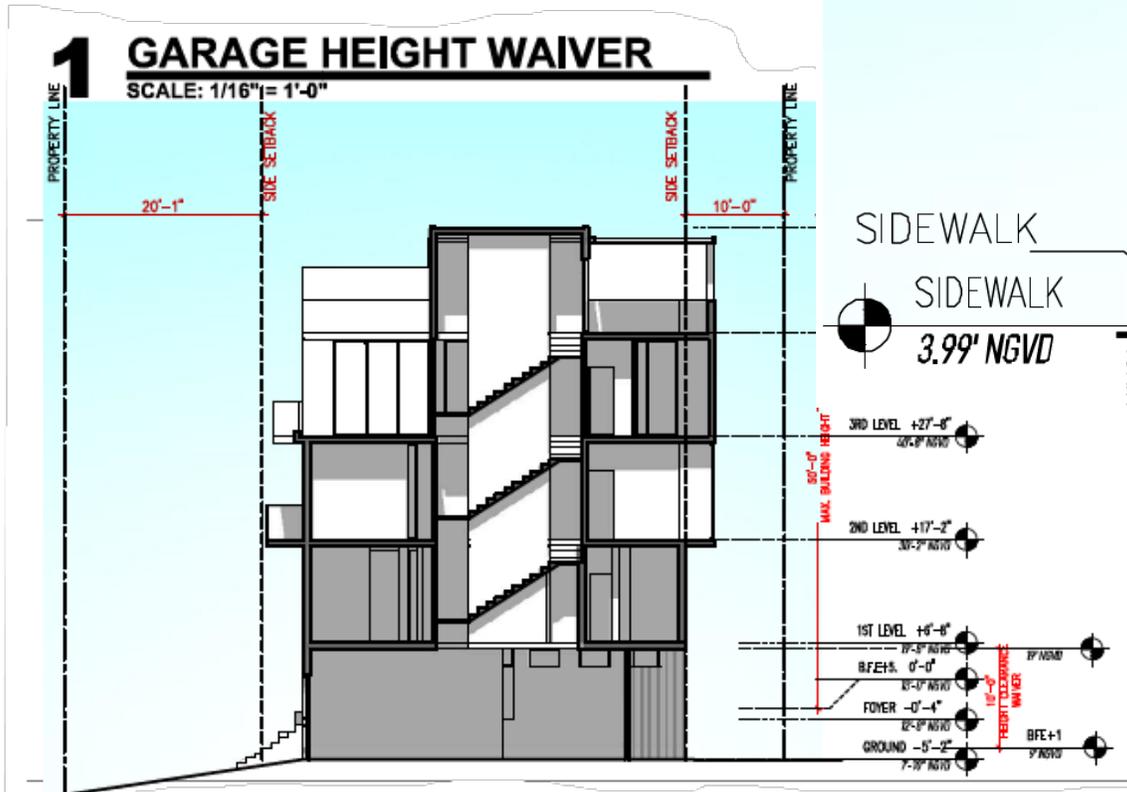
REVISIONS PER STAFF COMMENTS:

- Increased landscaped areas.
- Decreased all driveway widths to 11'-0".
- Overall reduction in Lot Coverage from 59.25% to 58.84%.

PREVIOUSLY PROPOSED:



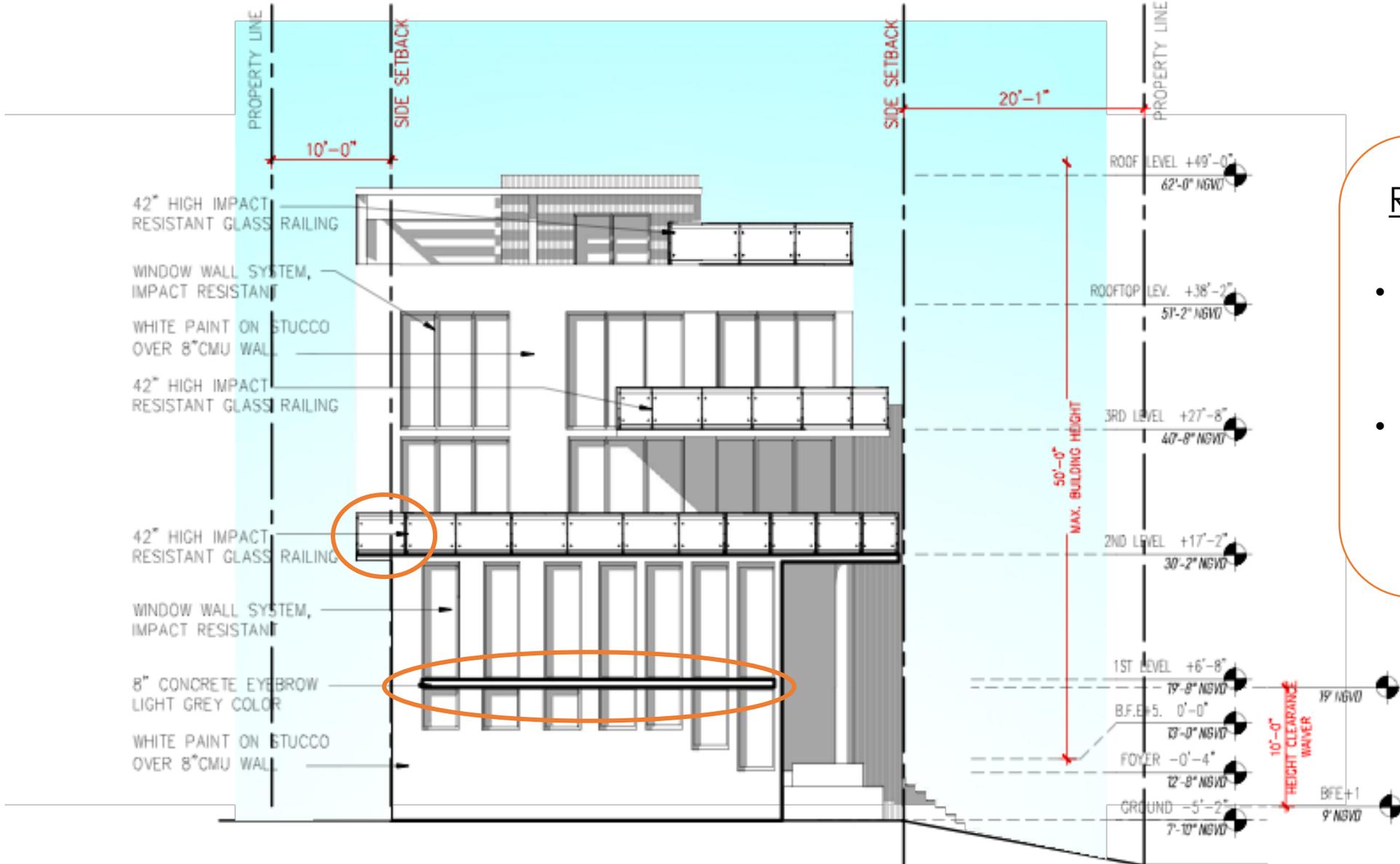
GROUND FLOOR PARKING GARAGE WAIVER



PREVIOUSLY PROPOSED HEIGHT (VARIANCE): 7'-7"

CURRENTLY PROPOSED HEIGHT (WAIVER): 10'-0"

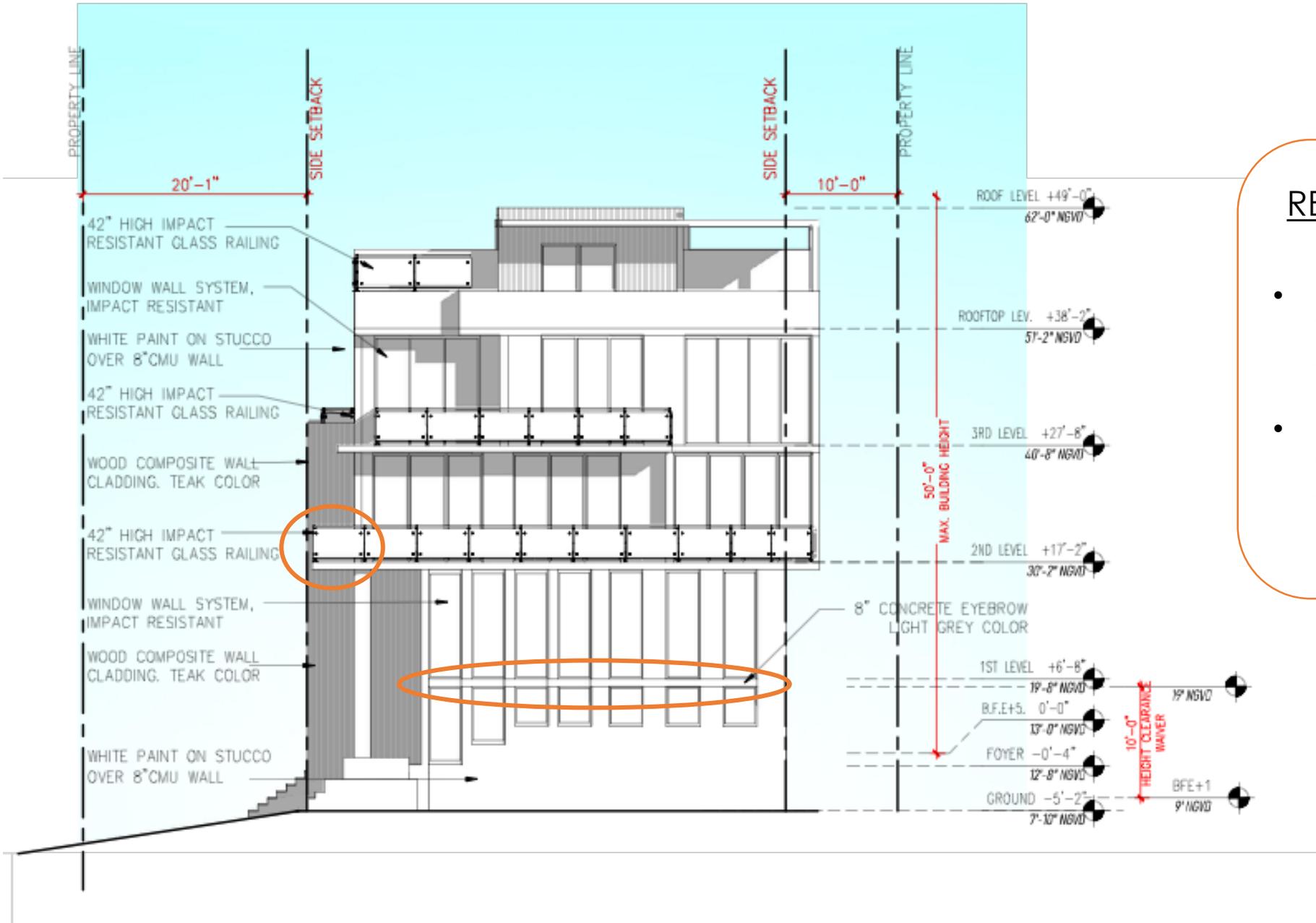
SOUTH ELEVATION



REVISIONS PER STAFF COMMENTS:

- Extended balcony to improve south facade.
- Included eyebrow treatment on ground floor for added symmetry.

NORTH ELEVATION



REVISIONS PER STAFF COMMENTS:

- Extended balcony to improve south facade.
- Included eyebrow treatment on ground floor for added symmetry.













