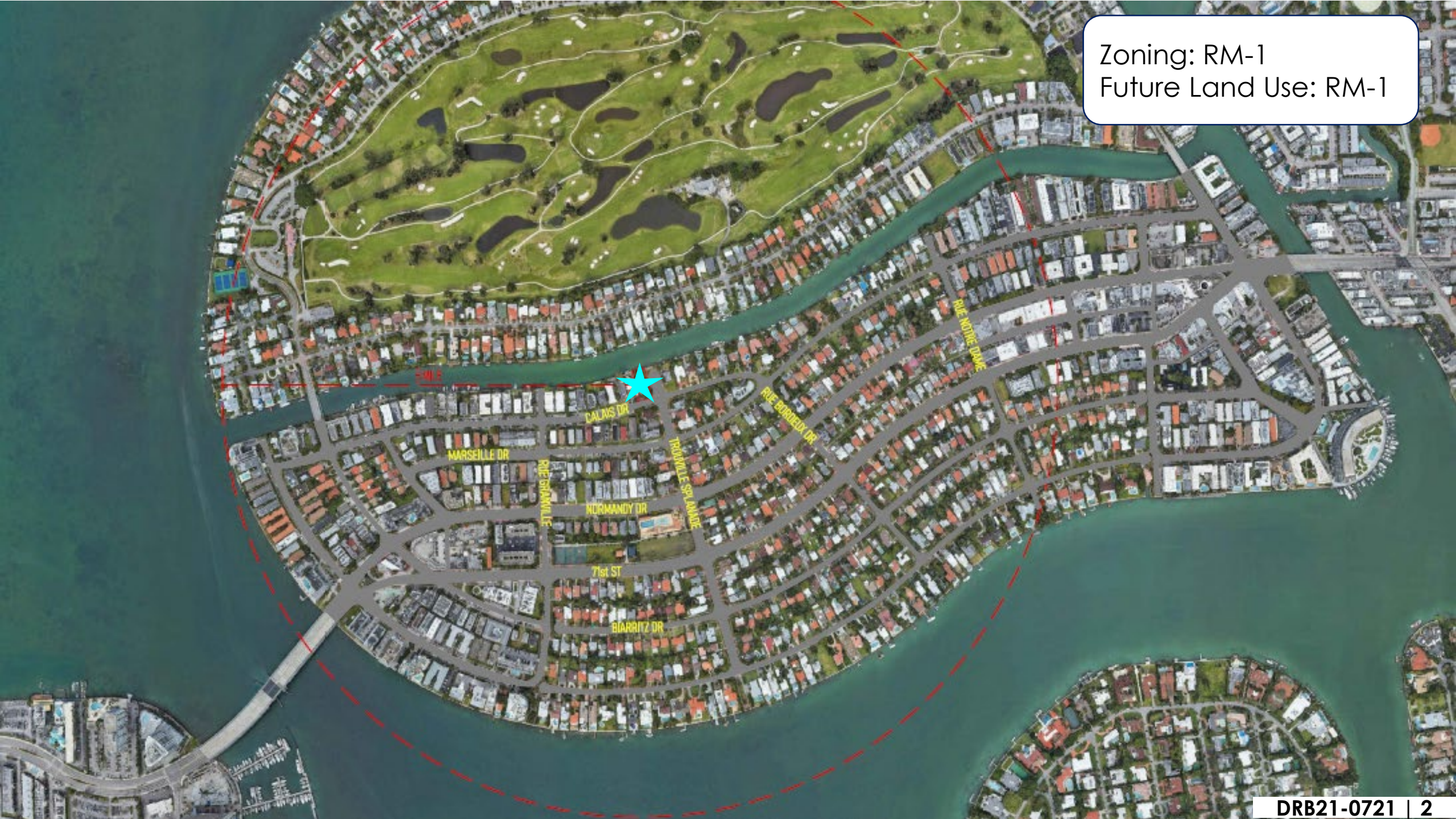


7300 TROUVILLE ESPLANADE



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

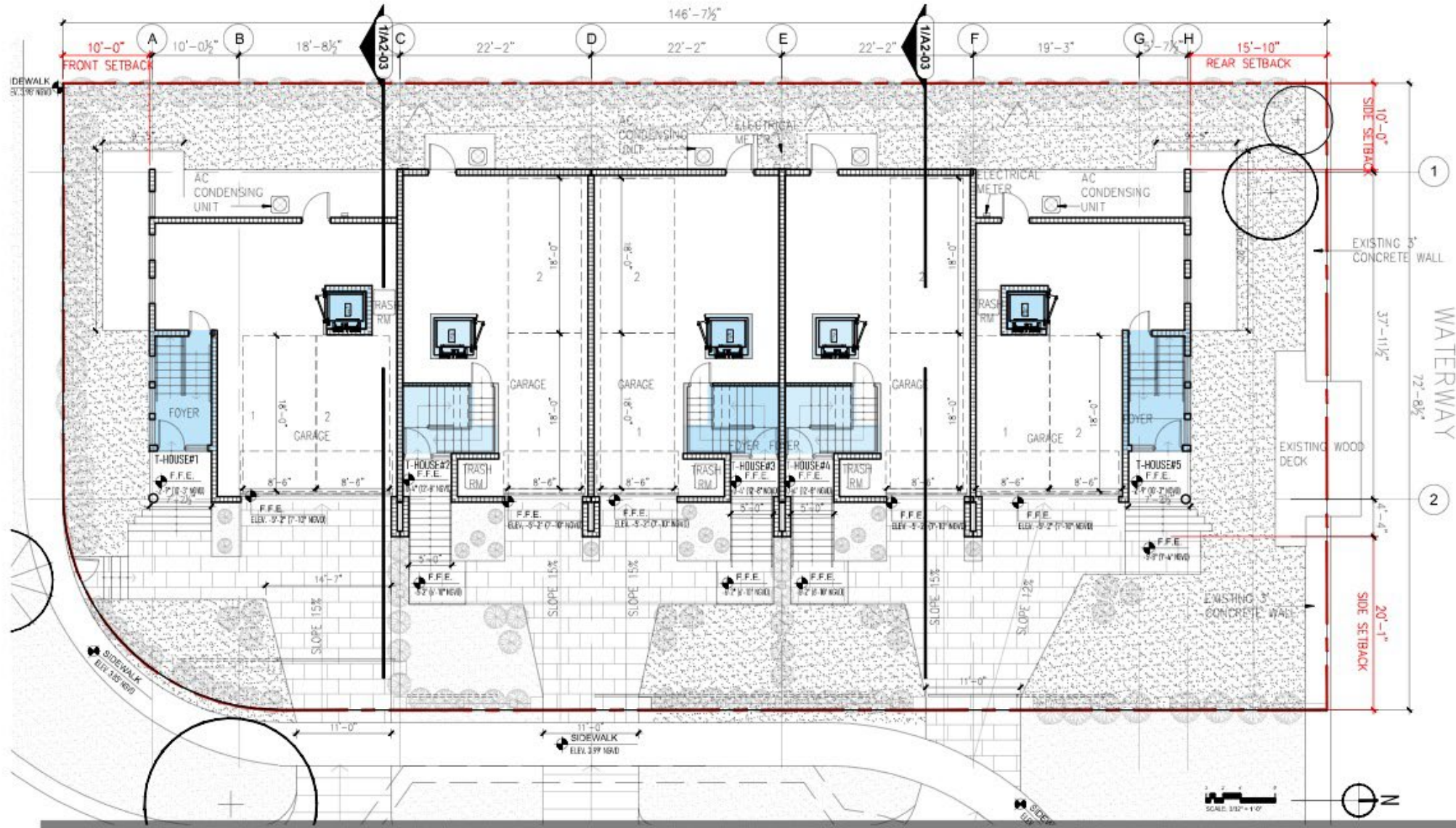
REQUESTS

- **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**

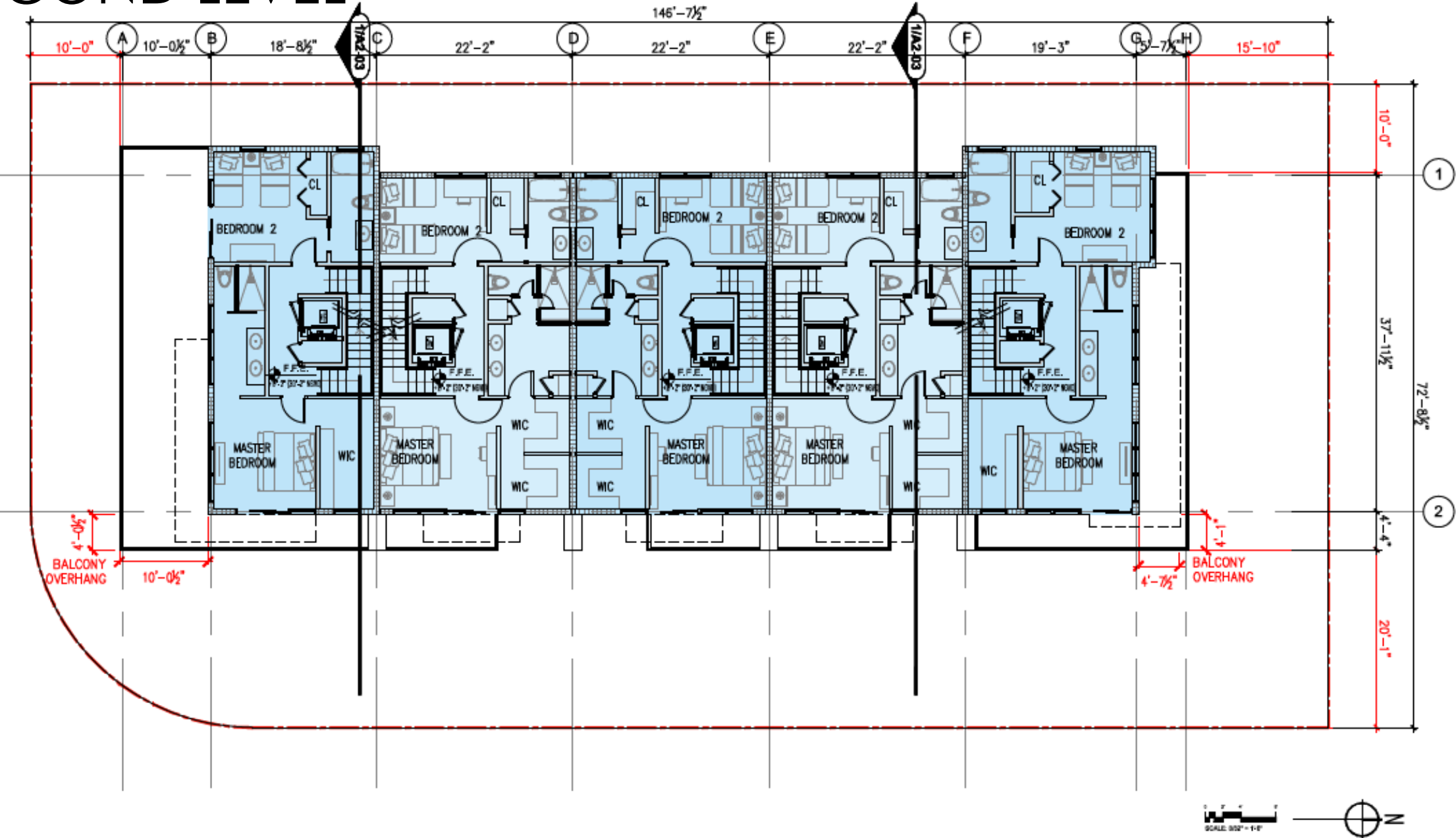
FRONT SETBACK NON-USE VARIANCE



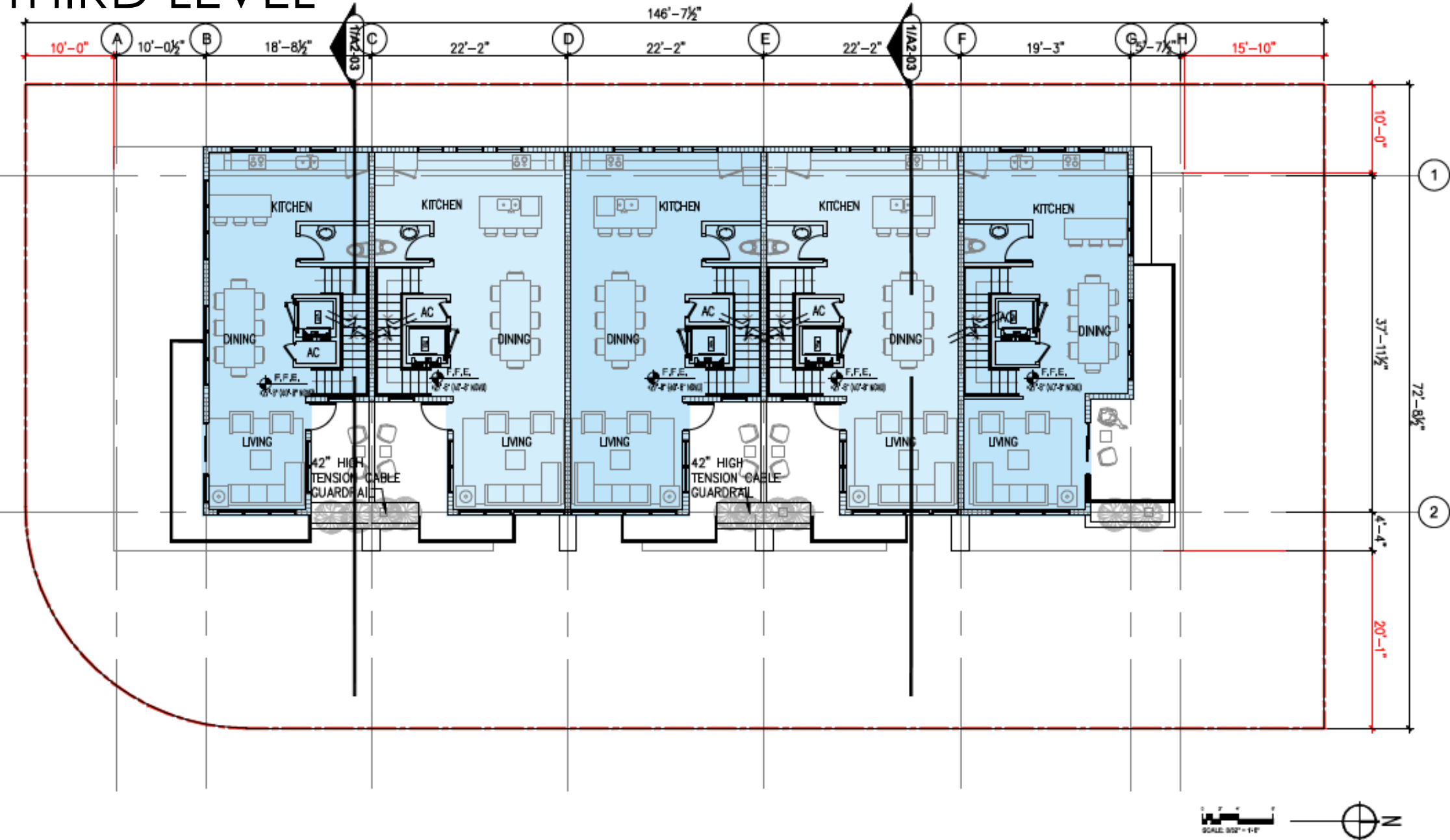
Required: 20'
 Proposed:
 - Ground Floor: 10'
 - 2nd Level: 20'
 - 3rd Level: 20'
 (not including balcony overhang)



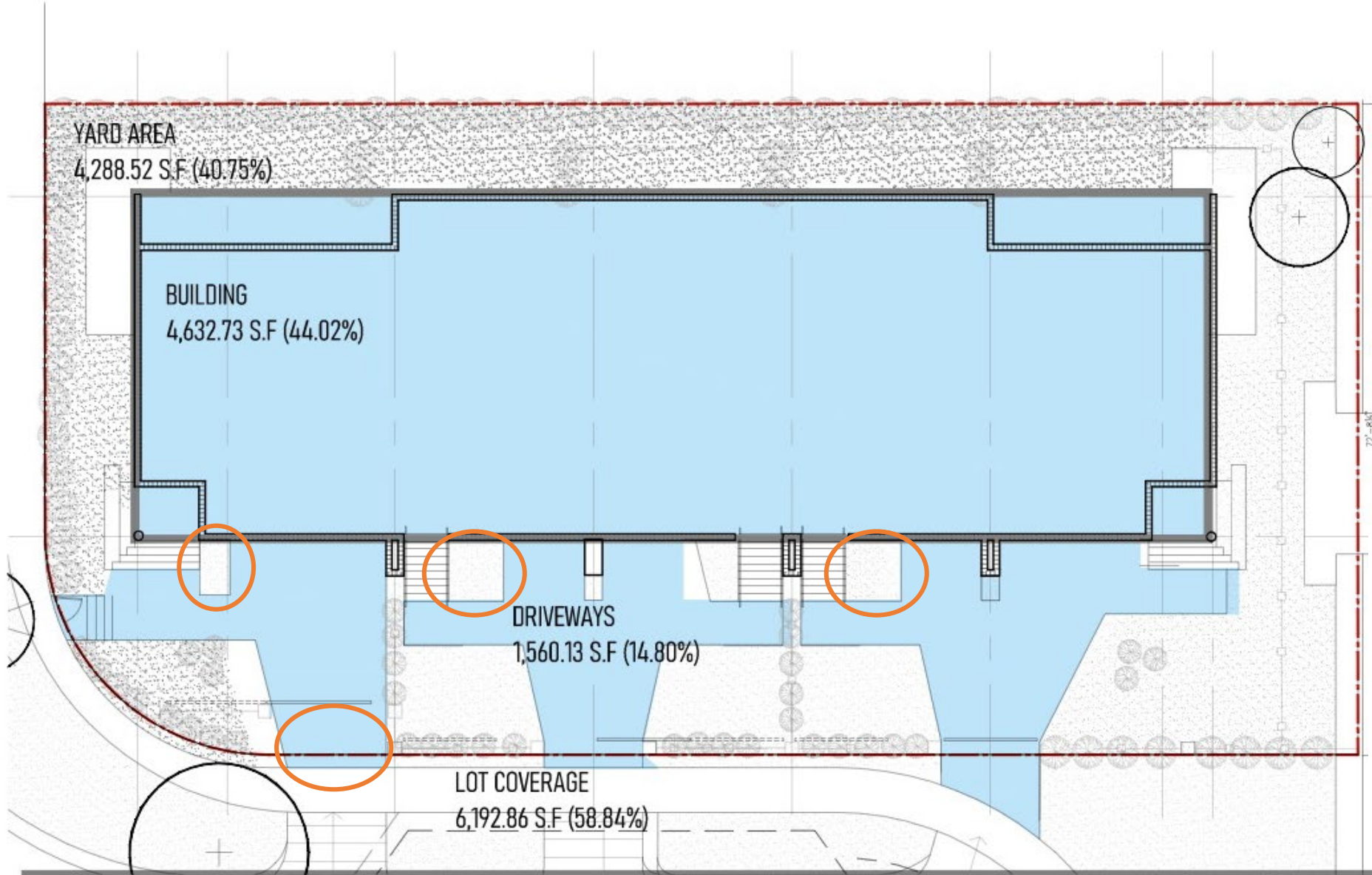
SECOND LEVEL



THIRD LEVEL



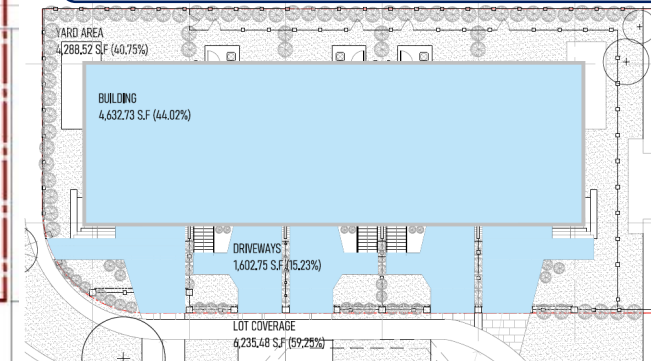
LOT COVERAGE WAIVER



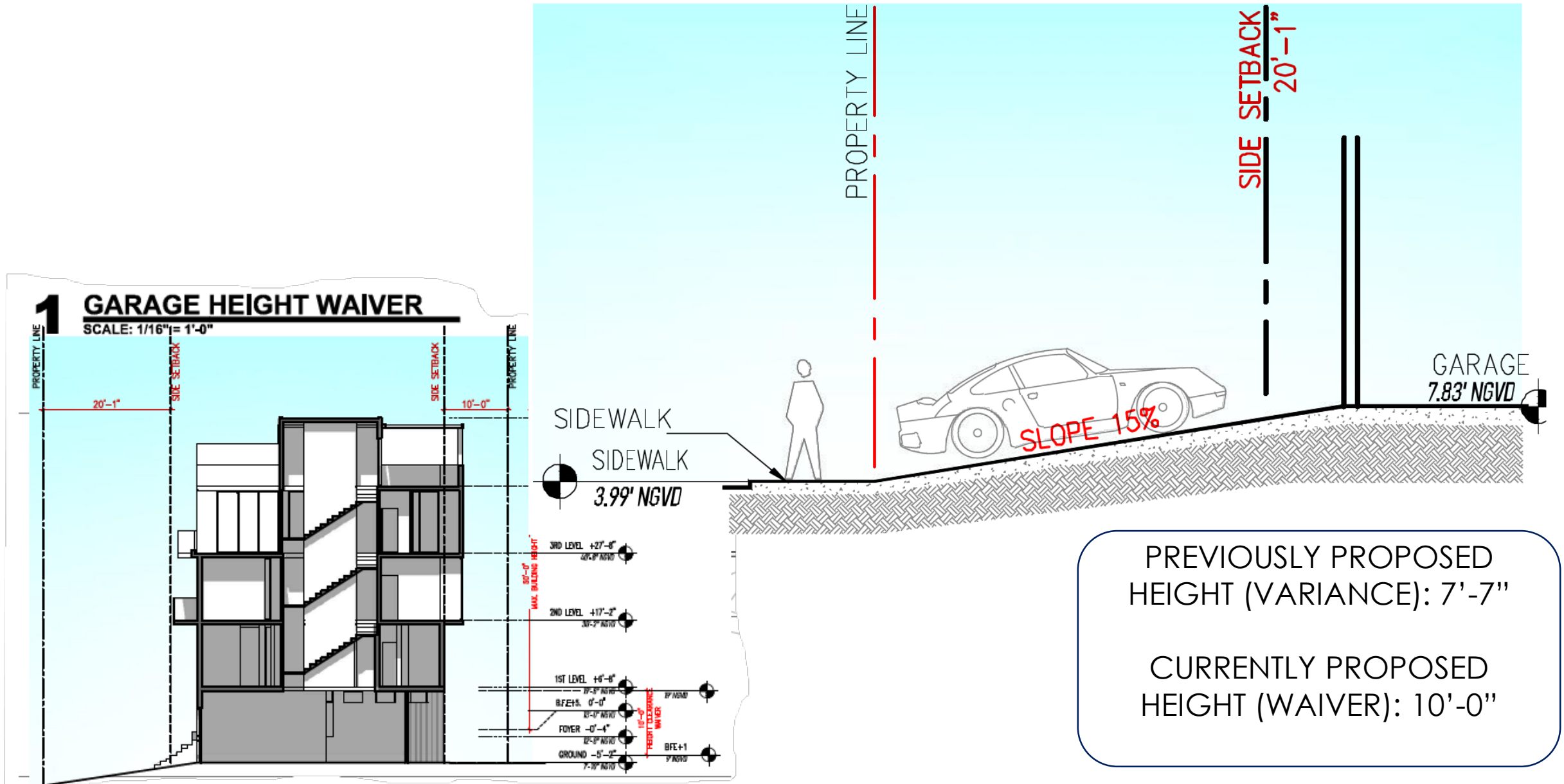
REVISIONS PER STAFF COMMENTS:

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

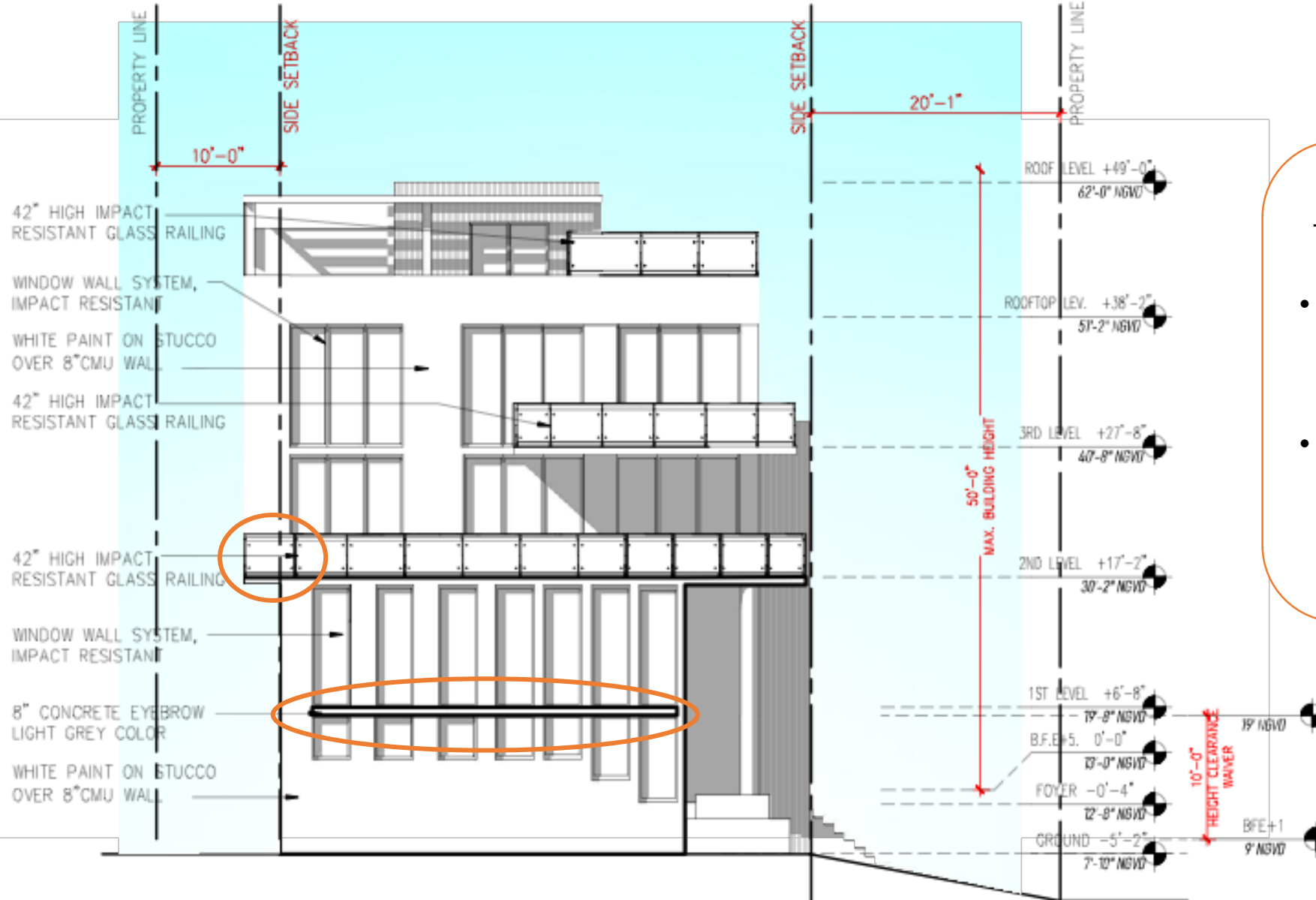
PREVIOUSLY PROPOSED:



GROUND FLOOR PARKING GARAGE WAIVER



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.

