

NOTES LEGEND

- ① NEW GARDEN ROCK DRIVEWAY - PERMEABLE SURFACE
- ② PROPERTY LINE
- ③ NEW LANDSCAPE AREA
- ④ NEW PAVERED WALKWAY
- ⑤ EXIST. CONCRETE SIDEWALK
- ⑥ EXIST. STREET PARKING

VARIANCE REQUEST #1 —
SETBACK ENCROACHMENT FOR
EXIST. DRIVEWAY SLAB & NEW
ROCK DRIVEWAY

VARIANCE REQUEST #2
ONE WAY DRIVEWAY WIDTH
REDUCED FROM 11'-0" TO 9'-0"

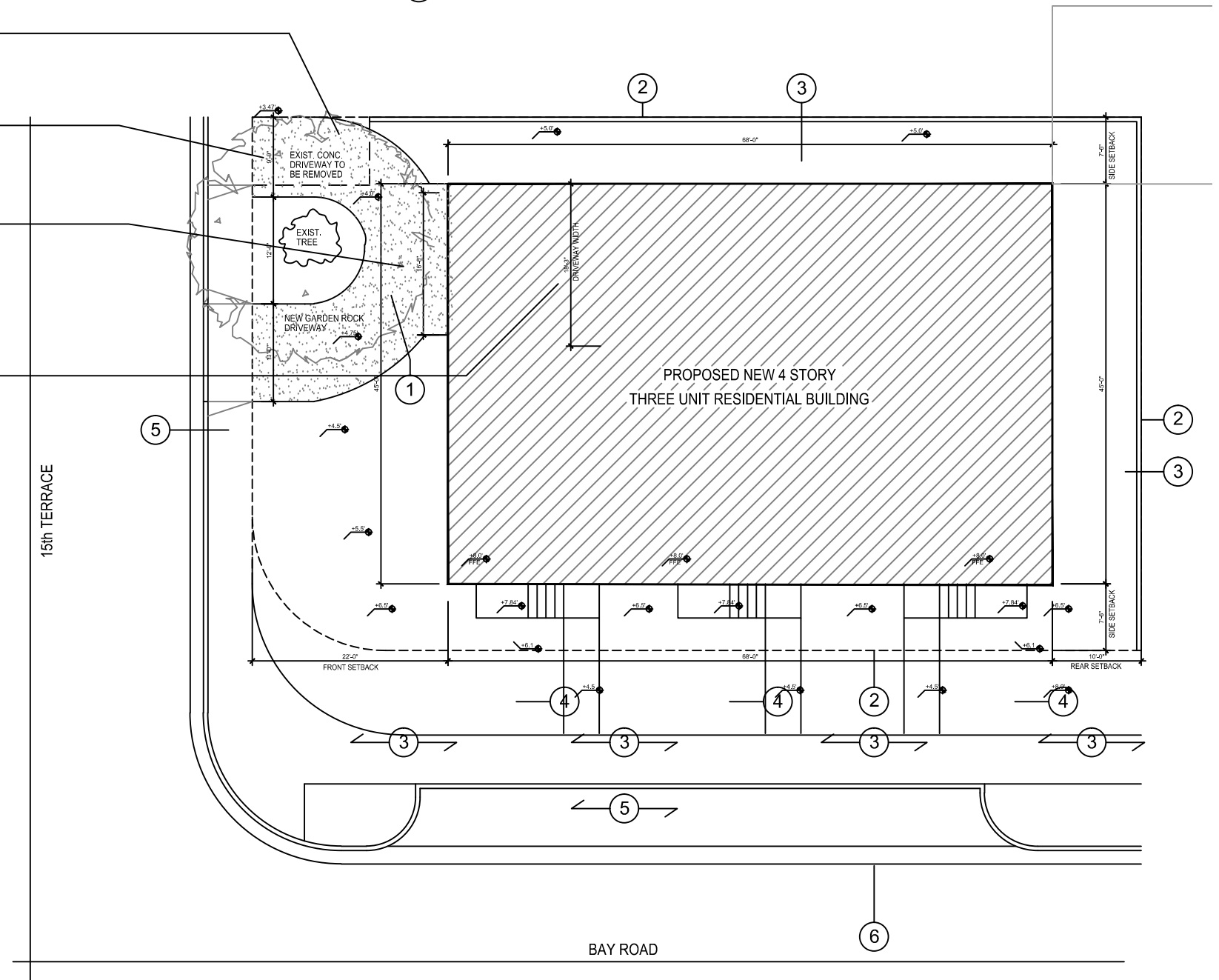
VARIANCE REQUEST #3 —————
GARAGE DOOR WIDTH REDUCED
TO 16'-0" WIDTH

VARIANCE REQUEST #4
REDUCE DRIVEWAY/BACK-OUT
DIMENSION FROM 22'-0" TO 18'-3"
ROCK DRIVEWAY _____

BASIS FOR VARIANCE REQUESTS:

1. EXISTING SPECIMEN BANYAN TREE. PROJECT AND CITY GOALS ARE TO SAVE THE TREE. THIS WILL REQUIRE THE REDUCTION OF A DRIVEWAY WIDTH.
2. EXISTING CONC. DRIVEWAY & CURB CUT. THIS DRIVEWAY IS EXISTING AND ENCROACHES ON THE REQUIRED SETBACK. GOAL IS TO KEEP THE DRIVEWAY AS IT CANNOT BE WIDENED WITHOUT REMOVING THE TREE.

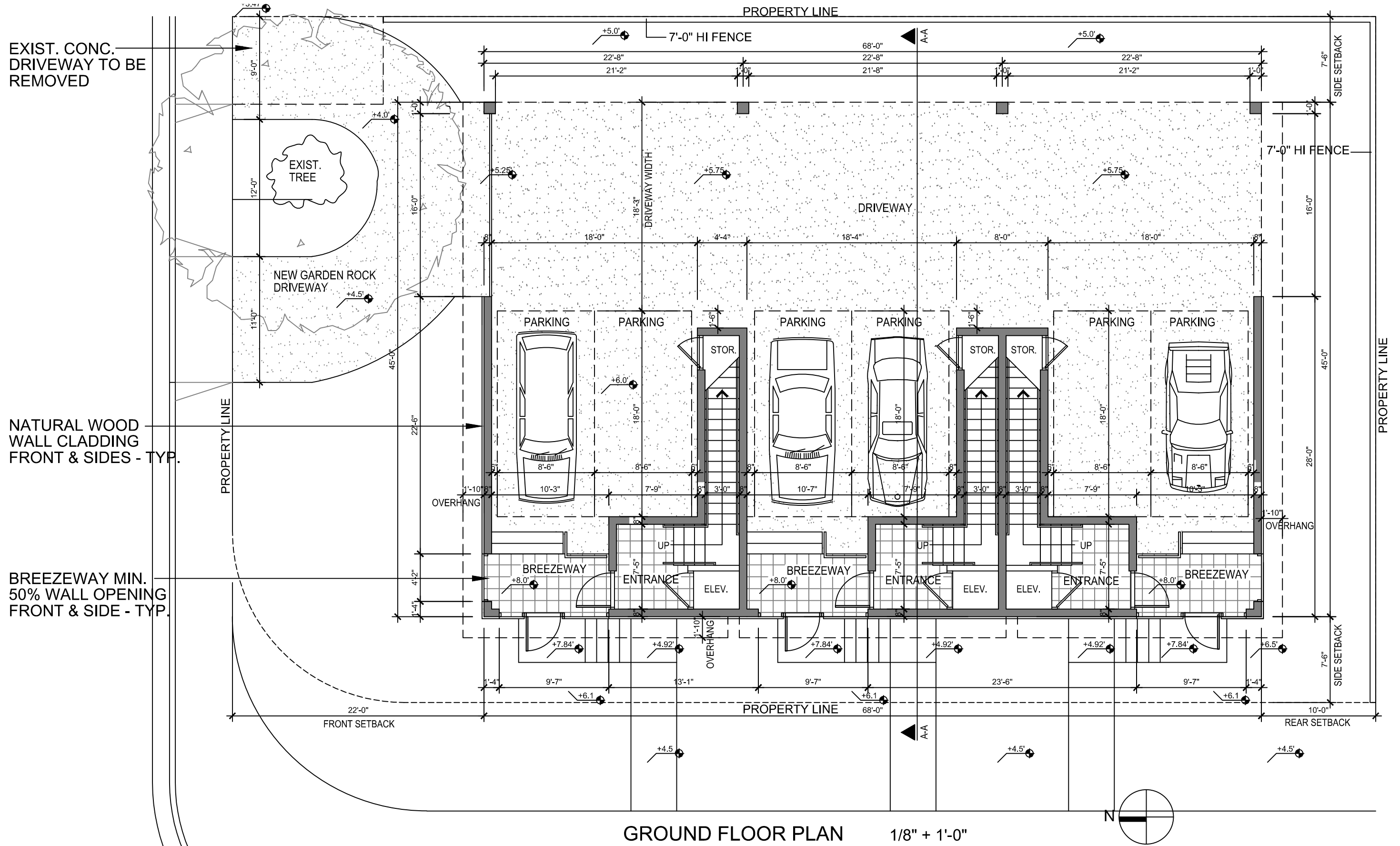
PARKING BACK-OUT DIMENSION AND REDUCTION IN GARAGE DOOR WIDTH. SUPPORTED BY MINIMAL USE AS THERE IS VERY LOW DENSITY OF THREE RESIDENTIAL UNITS SHARING ONE DRIVEWAY. CONDITIONS JUSTIFY VARIANCES.



SITE PLAN

$$1/16'' = 1'-0''$$


Site Plan





Project Rendering - View From Southwest



Project Rendering - View From Southwest