

# WATERSIDE SUBDIVISION, HILL RESIDENCE

Detailed Site Plan

Conservation Plan

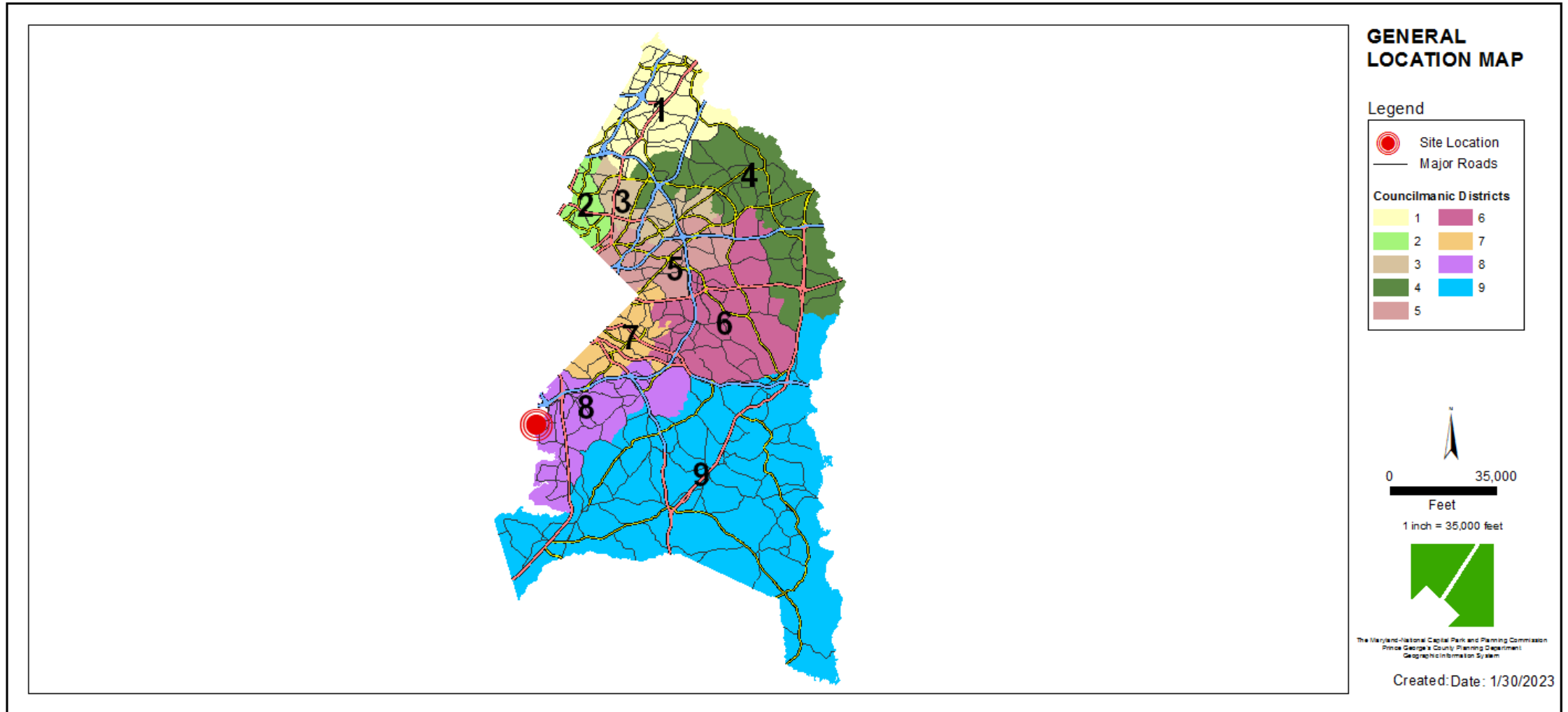
Staff Recommendation: DISAPPROVAL



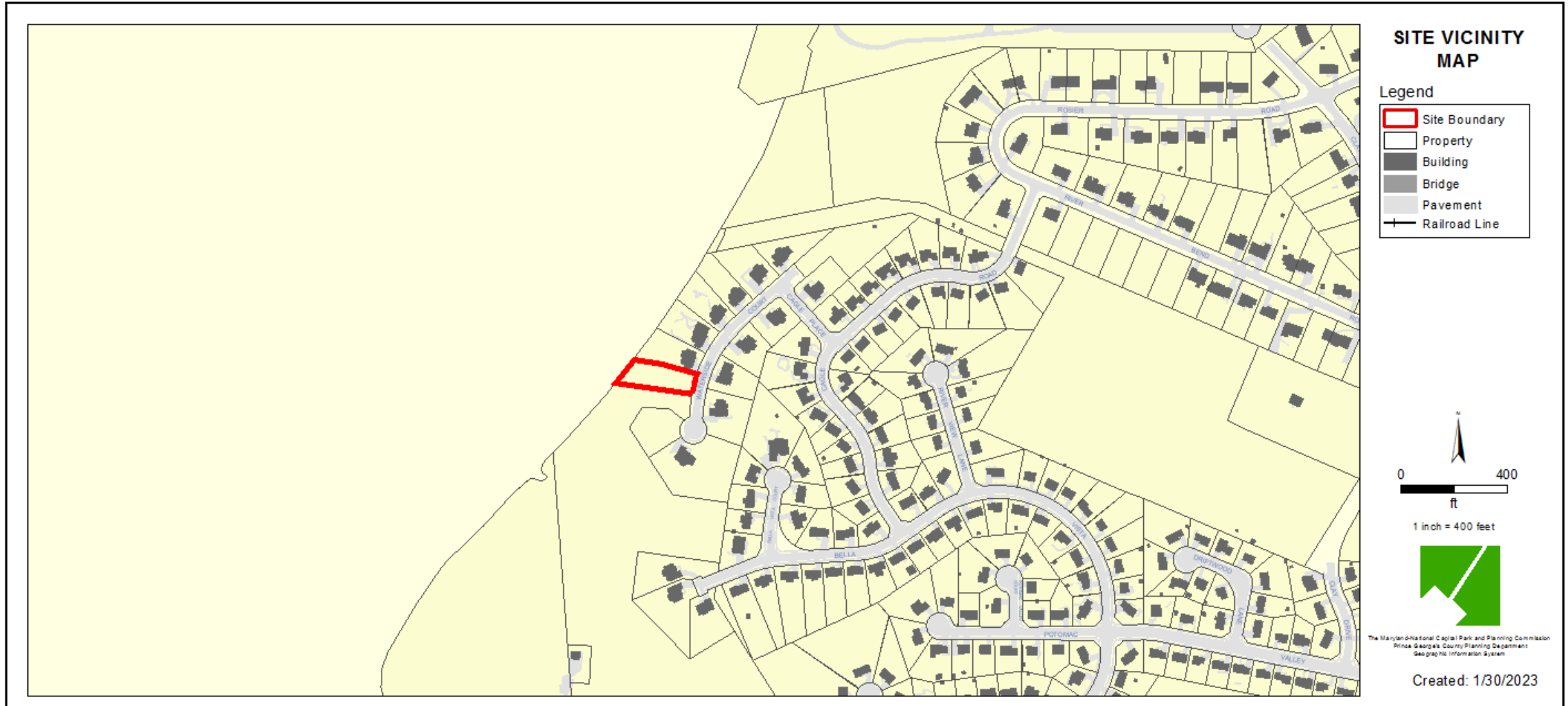
# GENERAL LOCATION MAP

Council District: 08

Planning Area: 80



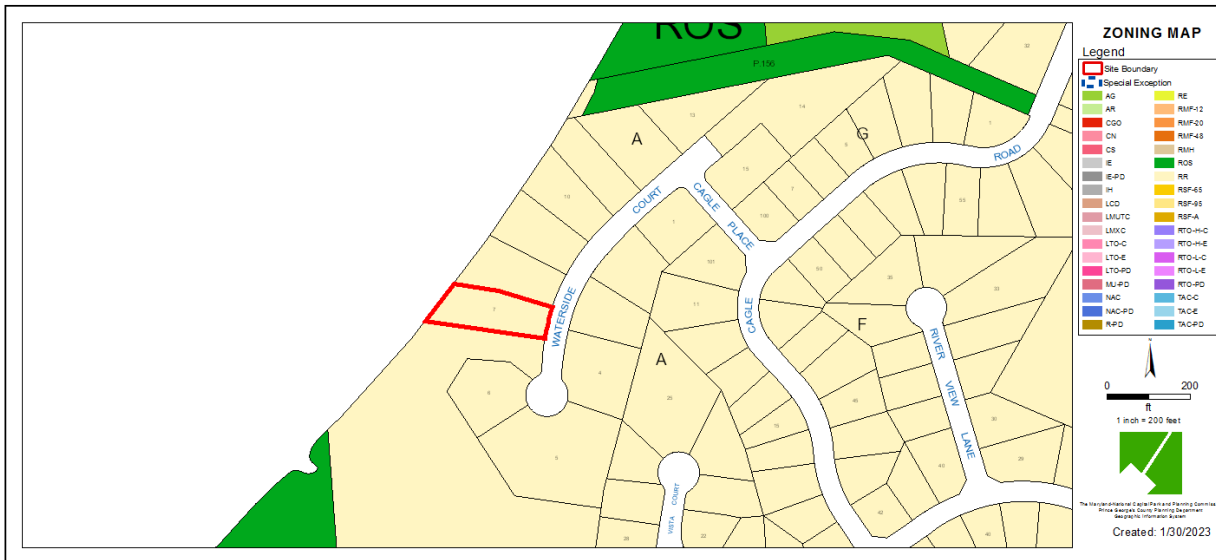
# SITE VICINITY MAP



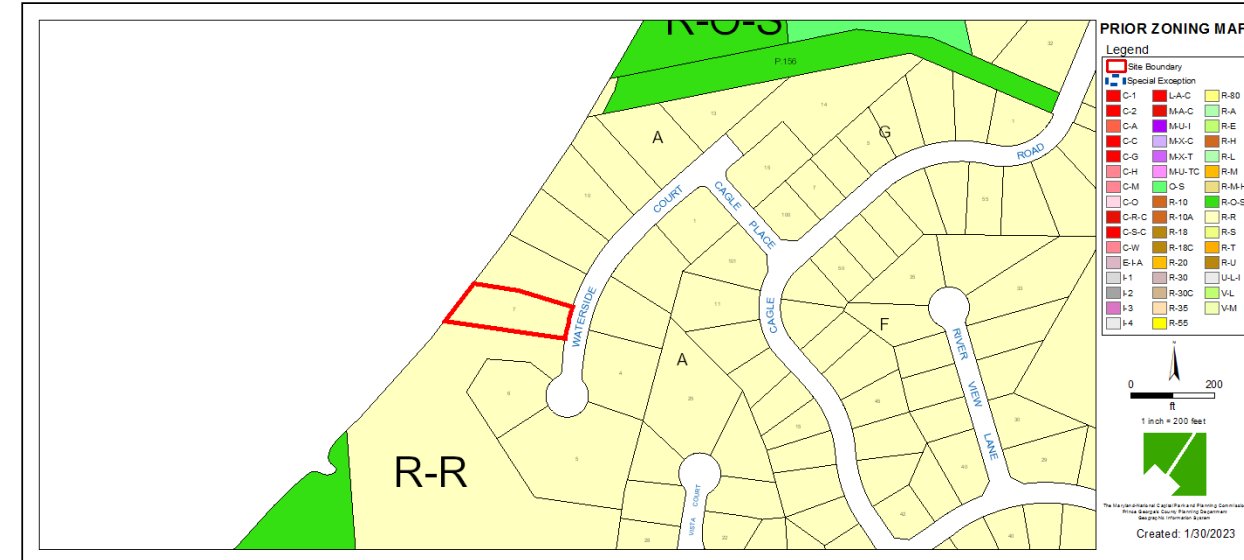
# ZONING MAP (CURRENT & PRIOR)

Property Zone: RR  
Prior Property Zone: R-R

CURRENT ZONING MAP

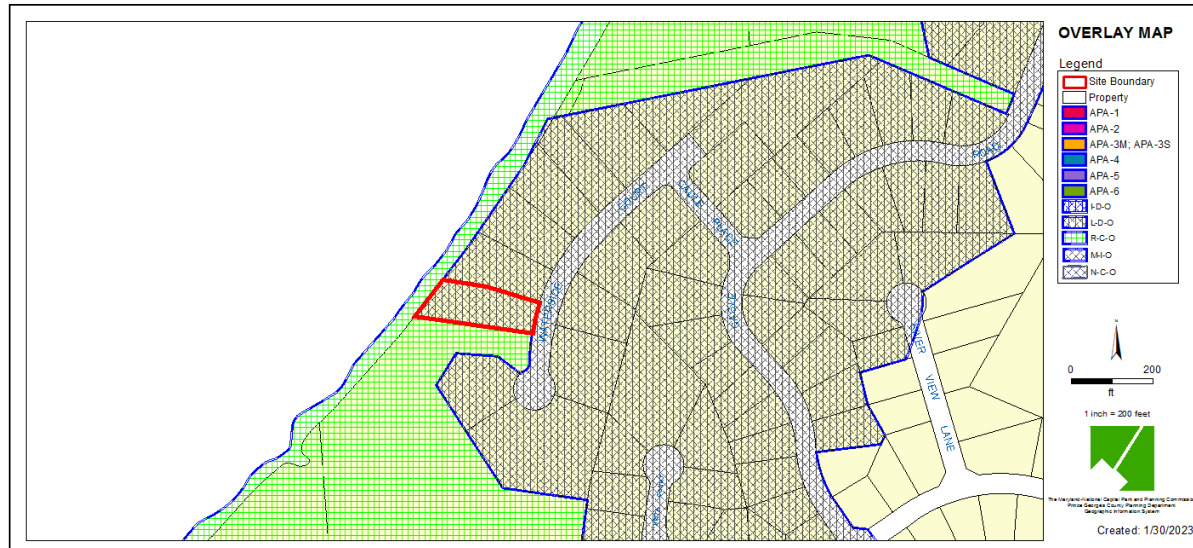


PRIOR ZONING MAP

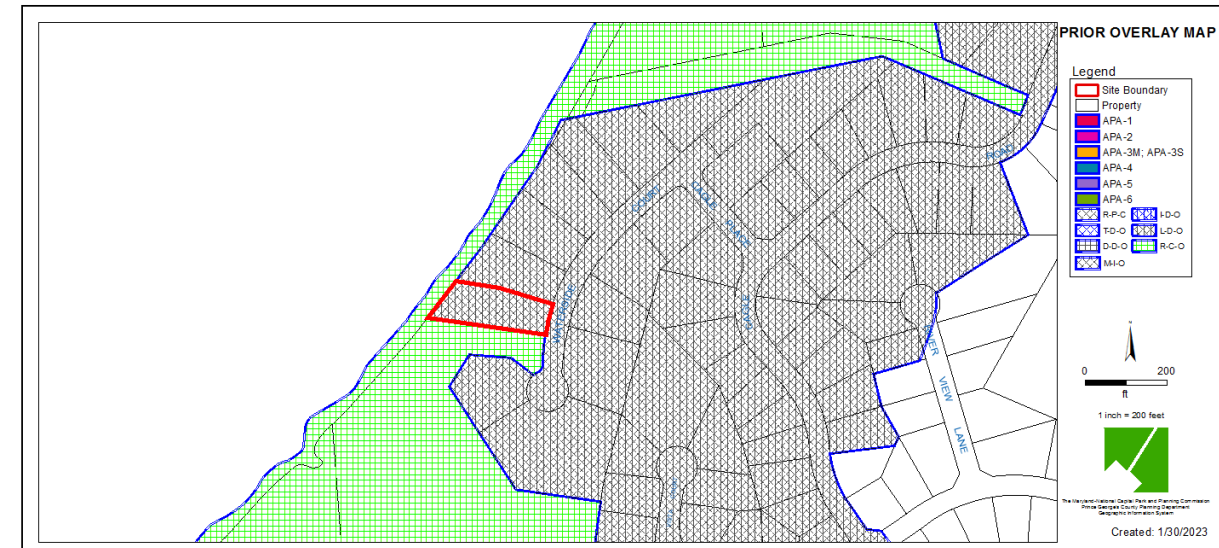


# OVERLAY MAP (CURRENT & PRIOR)

CURRENT OVERLAY MAP



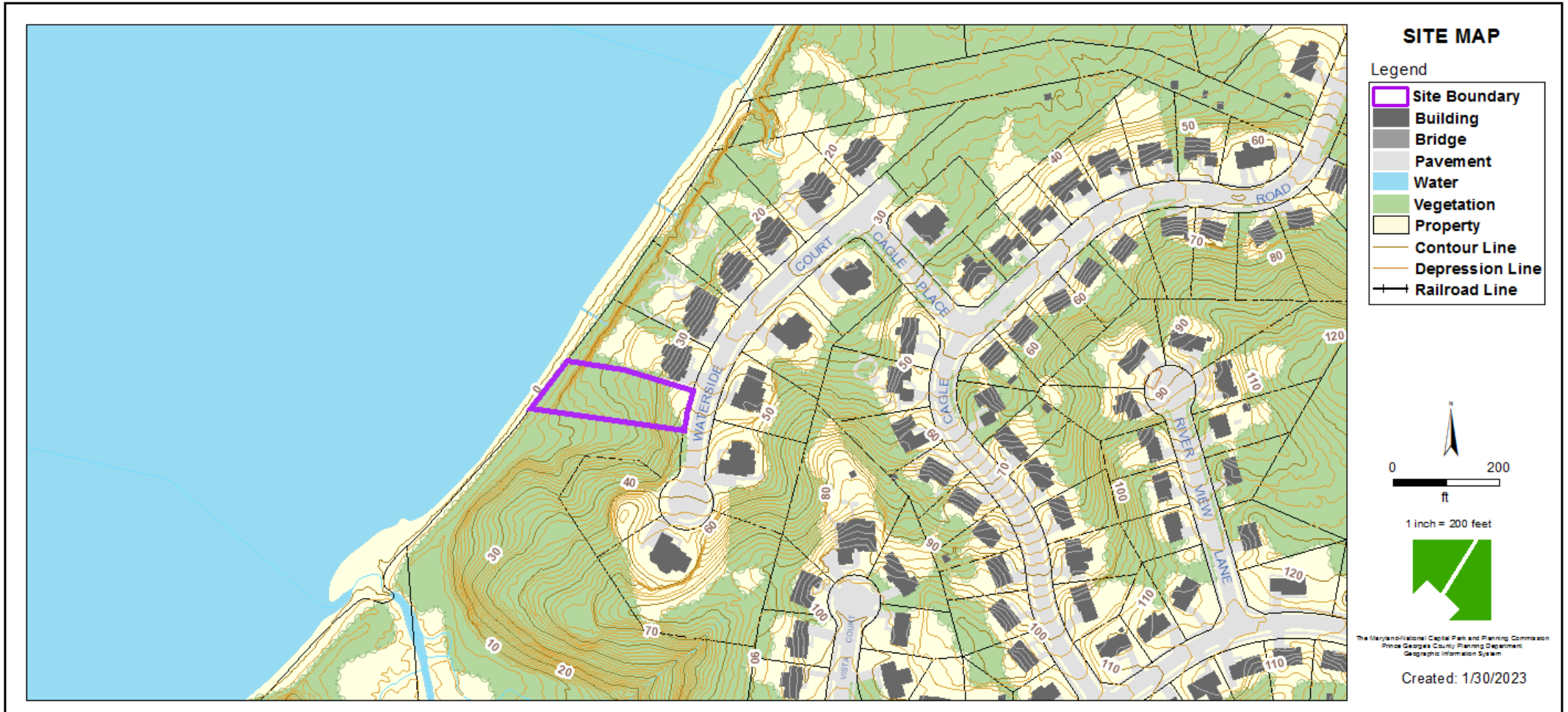
PRIOR OVERLAY MAP



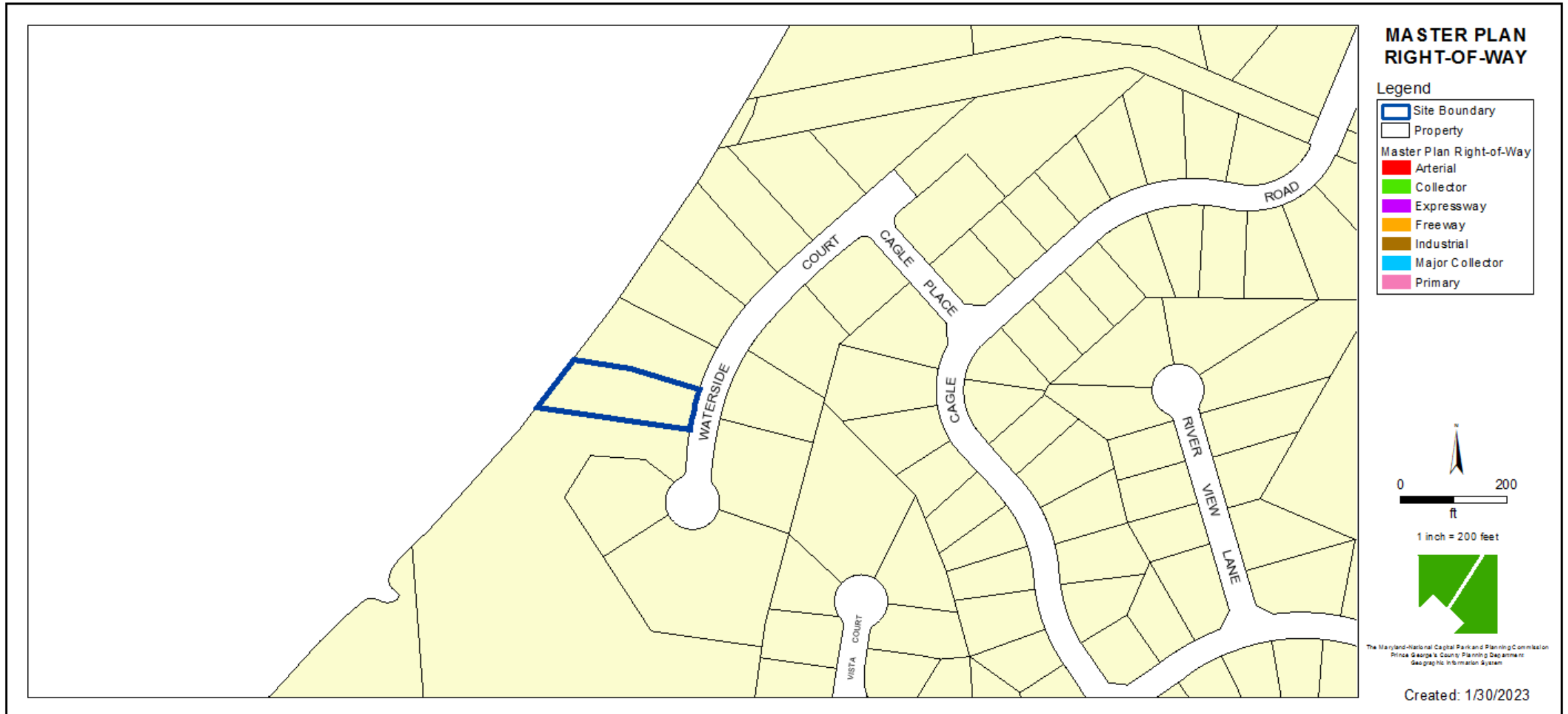
# AERIAL MAP



# SITE MAP



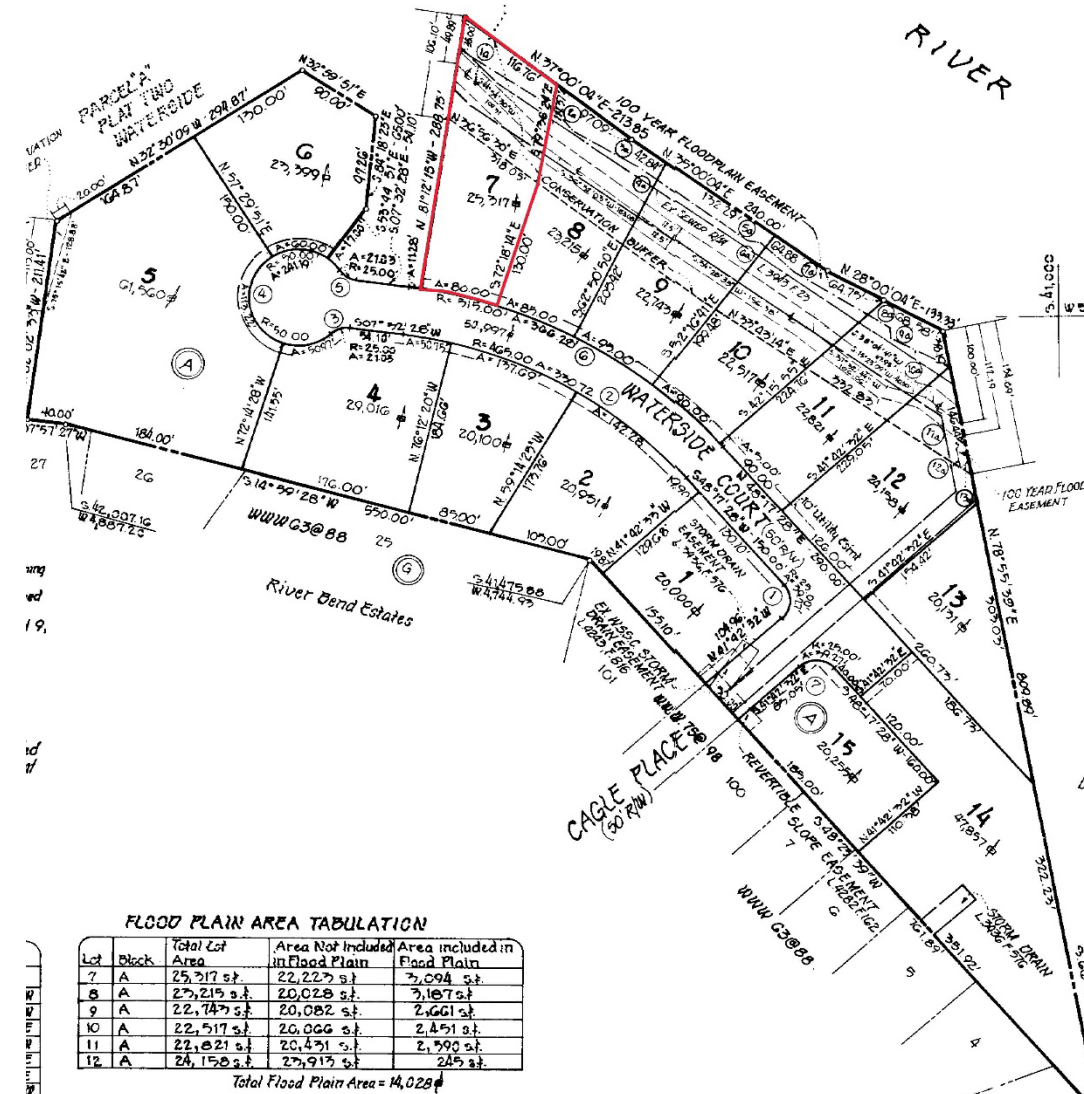
# MASTER PLAN RIGHT-OF-WAY MAP



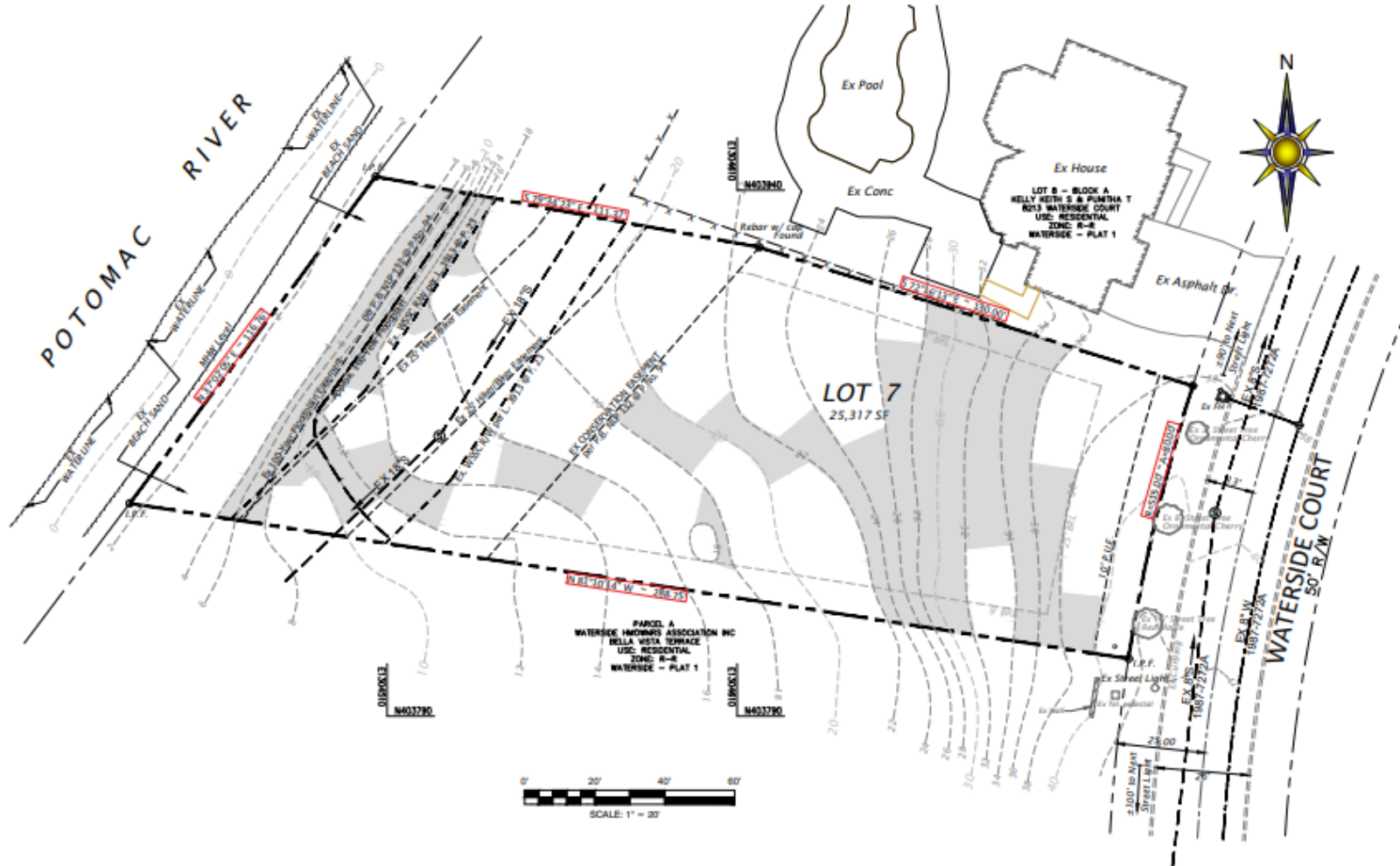
# BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



# WATERSIDE SUBDIVISION – BLOCK A PLAT



# EXISTING CONDITIONS PLAN

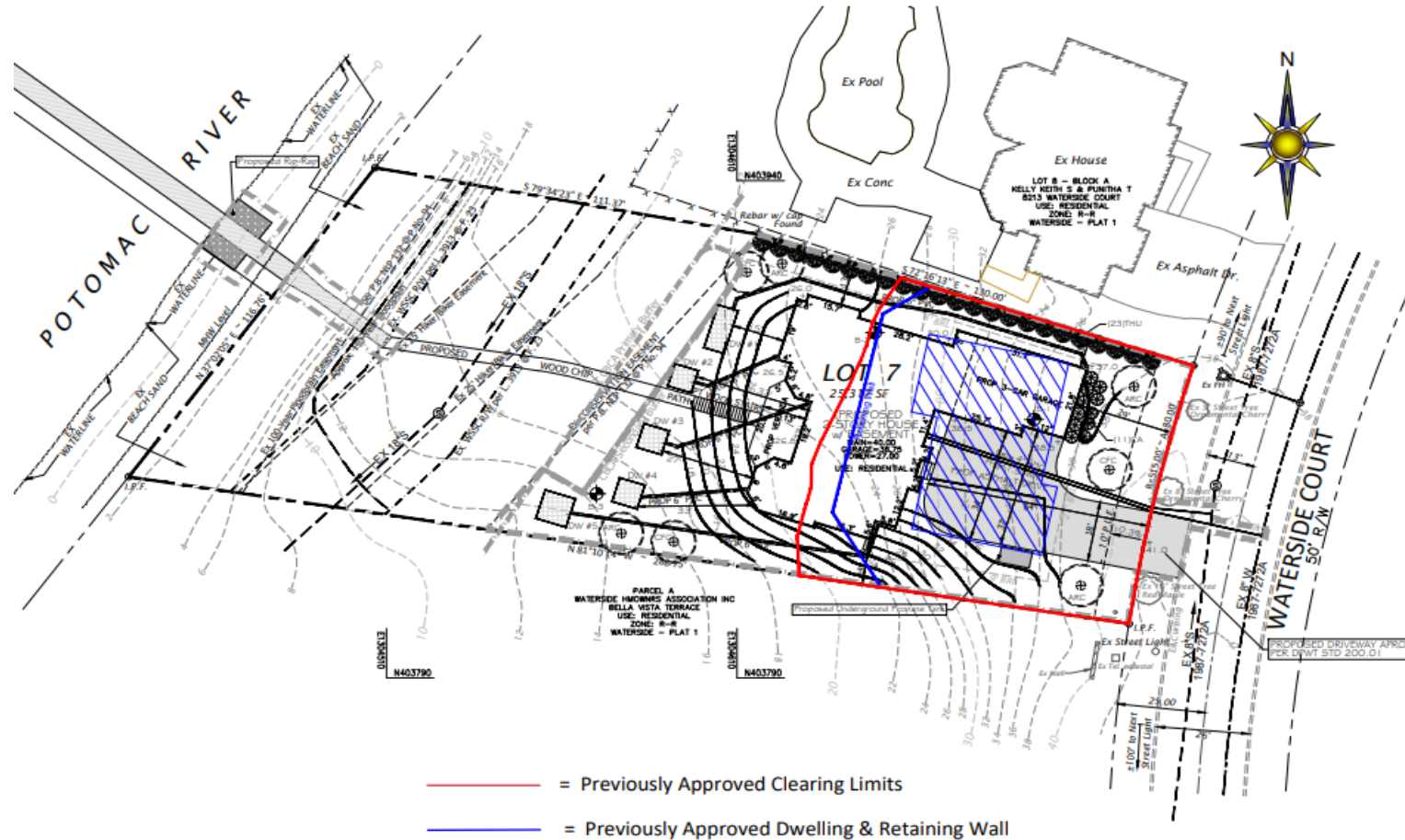


# PI



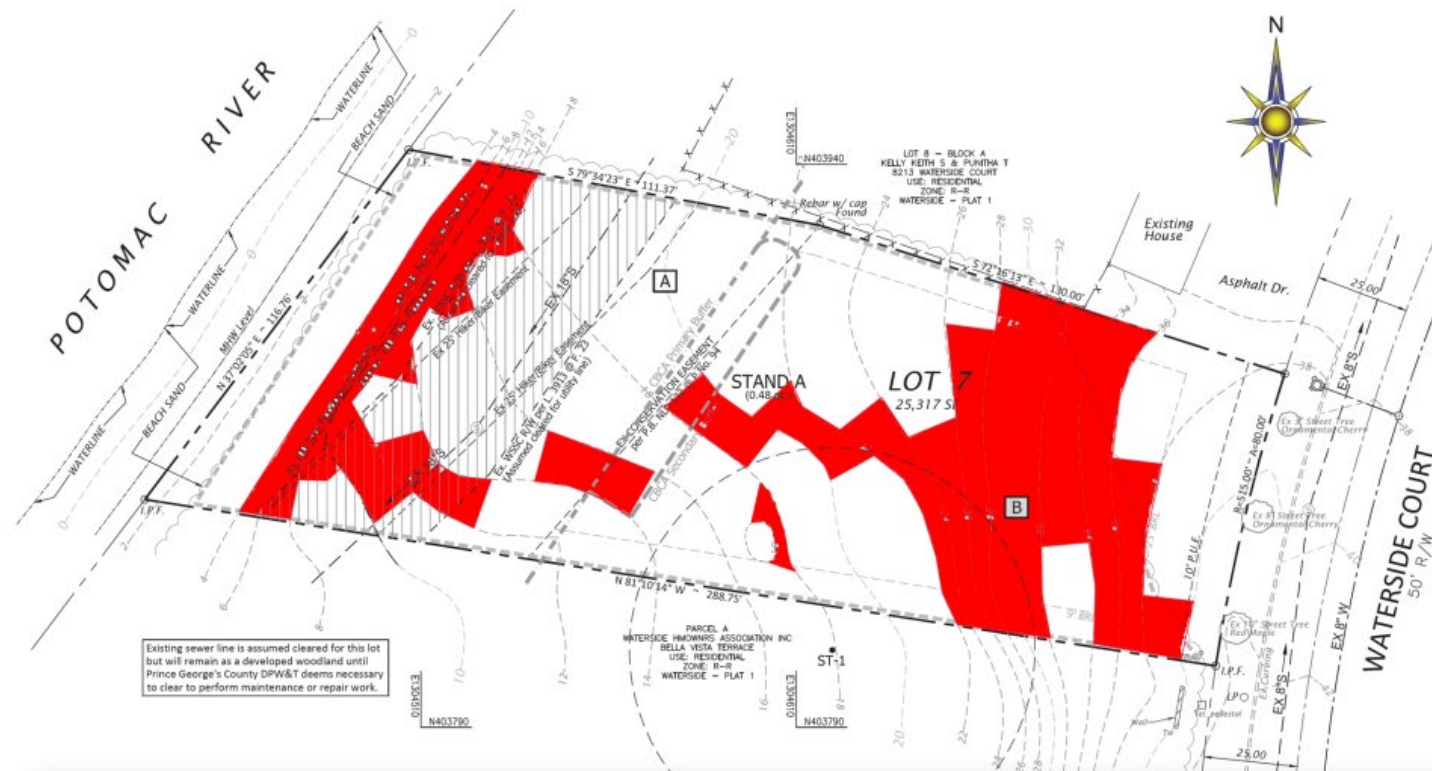
# VARIANCE REQUEST – GRADING EXHIBIT #1

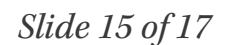
DSP-86116-15 (CP-22002) (Hill Residence - Waterside Subdivision) Variance Request—Exhibit #1



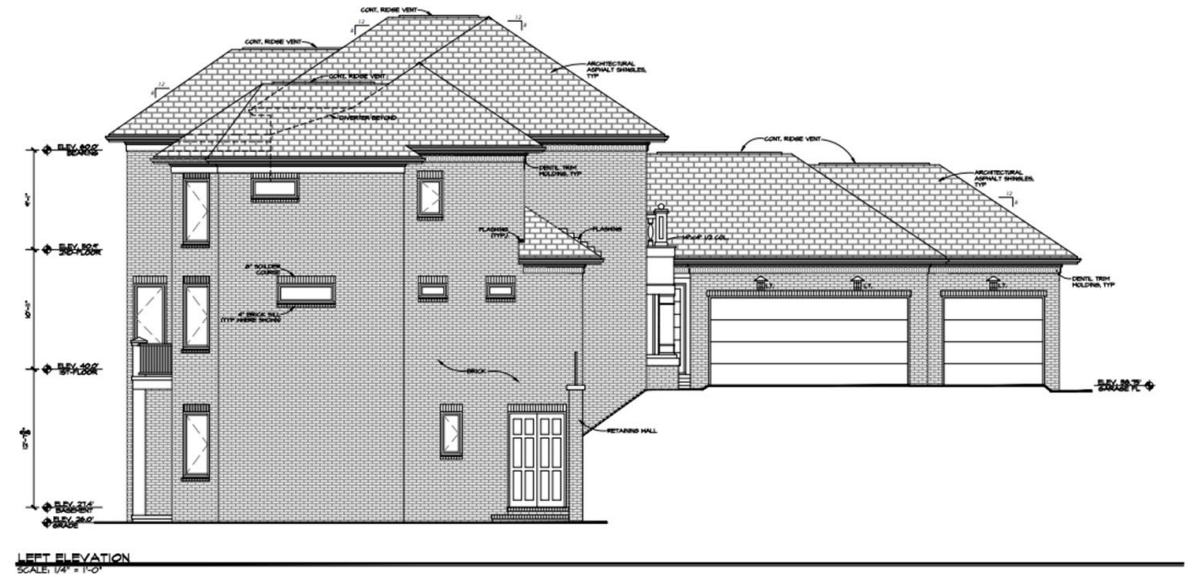
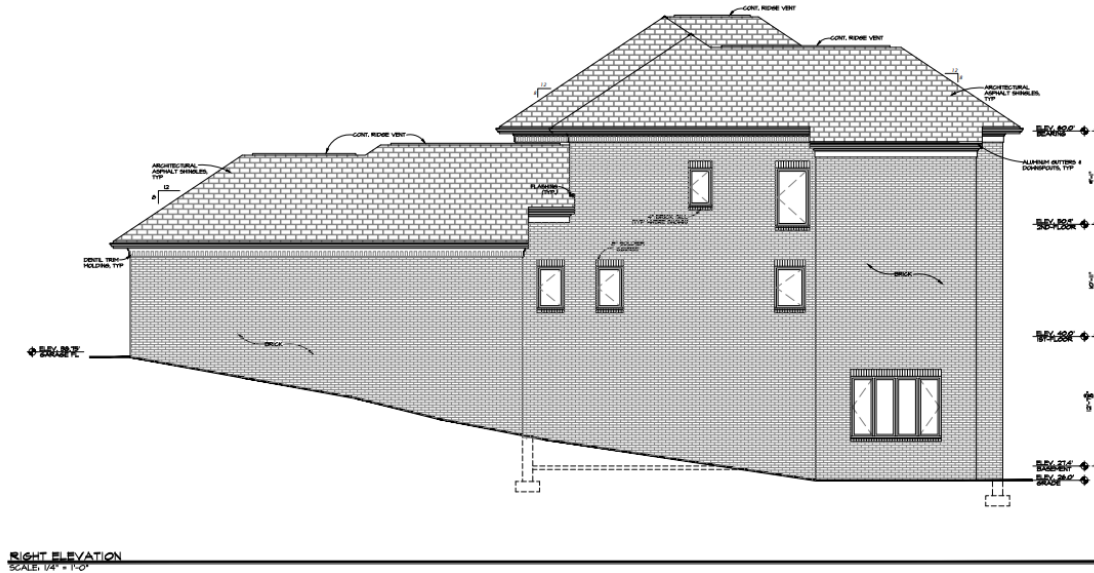
## #2

■ = Slope in excess of 15%





# RIGHT & LEFT ELEVATIONS



# STAFF RECOMMENDATION

## **DISAPPROVAL**

- DSP-86116-15
- CP-22002
- Variance to Section 27-548.17(b)
- Variance to Section 5B-114(e)(5)

## **Major Issues:**

- Inadequate justification for variances requested

## **Applicant Required Mailings:**

- Informational Mailing: 07/19/2022
- Acceptance Mailing: 12/01/2022