

Motion Sheet for PLNPCM2017-00663
Special Exception for Additional Building Height at 810 E. Edgehill Road

Motion to deny (Staff recommendation):

Based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission deny the Special Exception petition PLNPCM2017-00663 because evidence has not been presented that demonstrates the proposal complies with the following standards:

21A.24.010.P.2: To grant a height special exception the Planning Commission must find the proposed plan:

- a. Is a design better suited to the site than can be achieved by strict compliance to these regulations; and
- b. Satisfies the following criteria:
 - (2) The structure has been designed for the topographic conditions existing on the particular lot.
- e. The Planning Commission may deny an application for a height special exception if:
 - (1) The architectural plans submitted are designed for structures on level, or nearly level, ground, and the design is transposed to hillside lots requiring support foundations such that the structure exceeds the height limits of these regulations;
 - (2) The additional height can be reduced by modifying the design of the structure through the use of stepping or terracing or by altering the placement of the structure on the lot.

Motion to approve (not consistent with Staff recommendation):

Based on the information presented and the input received during the public hearing, I move that the Planning Commission approve the Special Exception petition PLNPCM2017-00663 as proposed.