



DEPARTMENT OF COMPREHENSIVE PLANNING

MINOR DEVIATION DECLARATION

OWNER / APPLICANT declares the minor deviation is for one or more of the following (check all that apply):

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| A. Not limited to 10% change: |
| <input type="checkbox"/> Shed located within side and rear setbacks (30.02.25D.3.vii) |
| <input type="checkbox"/> Vehicle Rental or Sales display of more than 5 vehicles (30.03.06B.14) (letter of consent not required) |
| <input type="checkbox"/> Public Utility Structure addition of power poles in Utility Corridor (30.03.08B.6) (letter of consent per code) |
| <input type="checkbox"/> Buffer and screening modifications (30.04.02C1.iii) |
| <input type="checkbox"/> Retaining wall height increase to 6 feet where grade difference exists to adjacent to developed property (30.04.03C2.iii(d)) |
| <input type="checkbox"/> Accessory structure in side/rear yard with exterior colors and building materials not complimentary to the primary building (30.04.05 D.7(b)) |
| <input type="checkbox"/> Remediating a construction error, if the approved building permit plans showed the correct standard and previous related inspections were approved. (30.06.06C2.i(b)(1)) (letter of consent not required) |
| <input type="checkbox"/> Changes to size and type of windows, openings or doors, the colors or materials on elevations or roof, or other similar changes if architectural style is maintained |
| B. Up to 10% for new, or modifications to existing, development per Table 30.06-2: |
| <input type="checkbox"/> Lot area, minimum (not available for lots designated Ranch Estate Neighborhood or within an NPO-RNP Overlay) |
| <input type="checkbox"/> Lot coverage, maximum |
| <input type="checkbox"/> Front setback, minimum |
| <input type="checkbox"/> Side setback, minimum |
| <input type="checkbox"/> Rear setback, minimum |
| <input type="checkbox"/> Authorized Encroachments into Required Setbacks per Table 30.02-4, maximum |
| <input type="checkbox"/> Structure height, maximum (excluding Comm Antennas and Towers) |
| <input type="checkbox"/> Accessory building height, maximum (excluding Comm Antennas and Towers) |
| <input type="checkbox"/> Number of required parking spaces, maximum or minimum |
| <input type="checkbox"/> Lighting height, maximum |
| <input type="checkbox"/> Fence or wall height, maximum |
| C. Up to 10% for initial development related to a land use application (see 30.06.06C.2.i(b)(3)): |
| <input type="checkbox"/> Open space, parking area or other area |
| <input type="checkbox"/> Building or structure size, or total area covered by building/structure |
| <input type="checkbox"/> Height of any building, structure, or part thereof |
| <input type="checkbox"/> Number of buildings or structures |

OWNER / APPLICANT further declares the information provided and statements made as part of this application are true and correct and:

1. Required letters of consent from adjacent property owners have been obtained for A (if applicable as noted), and B above.
2. A compliance table detailing the cumulative change per line item has been prepared for B and C above.
3. For revised plans, site plan shall clearly identify the area being revised.
4. The proposal is in conformance with prior land use application(s) and associated plan(s), and all conditions of approval.
5. The deviation complies with all other provisions of code and does not increase an approved waiver/deviation.

Signature: _____ Date: _____



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Example of Cumulative Change Table

The below example is for an independent retail building on 1.25-acre site where no other structures exist on the site and the development is not part of a commercial center or shopping center. The original application approved a retail store measuring 18,580 square feet with a total building coverage of 19,330 square feet (or 35.5%).

| Application # | Approved Square Footage | Scope of Project | Proposed Addition (s.f.) | %Change from Baseline |
|-------------------|-------------------------|---------------------------------|--------------------------|-----------------------|
| UC-18-0971 | 18,580 | Retail Store | | Baseline |
| AV-19-0479 | 19,741 | Retail Store & addition | 1161 | Plus 6.25% |
| AV-19-0872 | 20,066 | Retail Store & second addition | 325 | Plus 1.75% |
| Proposed | 20,345 | Retail Store & third addition | 279 | Plus 1.50% |
| Net Change | 1,765 | Retail Store with all additions | 1765 | Total 9.50% |

| Application # | Approved Bldg Coverage | Scope of Project | Proposed Addition (s.f.) | %Change from Baseline |
|-------------------|------------------------|---------------------------------|--------------------------|-----------------------|
| UC-18-0971 | 19,330sf / 35.5% | Retail Store | | Baseline |
| AV-19-0479 | 20,491sf / 37.63% | Retail Store & addition | 1161 | Plus 6.01% |
| AV-19-0872 | 20,816sf / 38.23% | Retail Store & second addition | 325 | Plus 1.68% |
| Proposed | 21,095sf / 38.74% | Retail Store & third addition | 279 | Plus 1.44% |
| Net Change | 1,765sf / 3.24% | Retail Store with all additions | 1765 | Total 9.13% |

*This project has brought the net change of the building square footage to 9.50% and coverage to 9.13%. Any future changes may not exceed 10% to qualify for a Minor Deviation.