

SOCAYR Inc. is requesting the following variances from the zoning ordinances:

- 1) We are requesting a Special Exception to use the site as a Planned Unit Development as the property is currently Zoned R-3. We would like to construct a 63 unit, 4 story apartment building which is not currently permitted in a R-3 Zone.
- 2) We would like to request a 1.2 acre +/- variance from the required 10 acre minimum area for a Planned Unit Development. The site is approximately 8.8 acres since the state acquired some additional right of way off of the original property.
- 3) We are requesting a variance from the required 2 parking spaces per dwelling unit to a 1.62 parking spaces per dwelling unit in order for us to have a total of 102 parking spaces for 63 dwelling units. The apartments are for elderly tenants and a good portion of the units are 1 bedroom. From past developments of this nature, we have seen that a parking ratio of 1.5 spaces per unit is more than enough for the residents with a few extra spaces for visitors, etc. Topography is also an issue since the more parking we are required to have the further the improvements / building is pushed down a steep slope.

We appreciate the board's consideration of these requests.