



April 12, 2021

To: Sang McDonnell, Western Hills Athletic Club
sang.mcdonnell@gmail.com

Cc: David Cazares, MWM Design Group
dcazares@mwmdesigngroup.com
Jenny Hill, Western Hills Athletic Club
Jesteshill@gmail.com

Re: Building Permit Application – Western Hills Athletic Club

Dear Ms. McDonnell,

Attached is the zoning review performed by K. Friese and Associates. The existing site is non-conforming. In order to approve your building plans, we will have to approach permit approval in a phased approach. First, comment 3 related to impervious cover inconsistencies between plan pages needs to be addressed and clarified. Then, I will set your plans before the City Council to review for comment numbers 1, related to buffering, and 2, related to off-street parking, and comments 5 and 6 related to non-residential landscaping requirements. I will request that City Council make a ruling as to whether or not they will approve the landscaping plans, parking plans, and fence plans. If City Council is unwilling to approve the landscaping and parking plans, then the project plans will have to be altered or withdrawn. If they do approve those plans, Western Hills Athletic Club will have to go before the Board of Adjustment to seek a Variance from section 107-422 of the code, which states that any non-conforming building or structure may remain so long as it is not otherwise altered in a manner that increases the non-conformity. The existing tennis courts and sand volleyball courts are a non-conforming structure because they are maintained in the rear setback of the property. Hardship shall have to be demonstrated based on the criteria listed in section 107-492 of the City's Code of Ordinances. If the Board of Adjustment grants your variance, then I shall release your building permit.

If you are able to provide clarification on the impervious cover calculations by Wednesday, April 14th, I can set you to the April 21st City Council agenda. If not, the next available meeting date shall be May 19th.

Please let me know if you have further questions.

Sincerely,



Carrie Caylor
Carrie Caylor
Director of Development Services