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CITY COUNCIL

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**Variance Request by Michael Chapple & David Nwokolo to Build Townhomes at
100 Eugene St. & 703 Church St. Using Revised Development Conditions from
Chapter 110 of Youngsville's Code of Ordinances**

Mayor,

Both Michael Chapple & David Nwokolo want to build townhouses on the property they own at 100 Eugene St. & 703 Church St. However, the current design standards outlined in Chapter 110 of Youngsville's Code of Ordinances will put these developments in violation due to the negative development points accumulated. For both lots, the following variance requests will keep these developments as a low density multi-family without the negative development points.:

- 100 Eugene St.
 - Change dwelling density from 10 units/acre to 11 units/acre. [Sec. 110-4, II., (b), (2), a.]
 - Change dwelling frontage from 25' to 23'. [Sec. 110-4, II, (b), (3), b.]
 - Remove the floor plan restriction requirement. [Sec. 110-4, II, (b), (19), b.]
- 703 Church St.
 - Change dwelling density from 10 units/acre to 12 units/acre. [Sec. 110-4, II., (b), (2), a.]
 - Change dwelling frontage from 25' to 23'. [Sec. 110-4, II, (b), (3), b.]
 - Change the setback along Fifth St. from 20' to 15' [Sec. 110-4, II, (b), (4)]
 - Remove the floor plan restriction requirement. [Sec. 110-4, II, (b), (19), b.]

Sincerely,

Garrett Noel, EI, CFM