

# VARIANCE RECOMMENDATIONS ONLY

CASE: #RZ 17-05

## MODIFICATION OF PRIOR CONDITIONS OF ZONING AND REQUEST FOR VARIANCES

100± Room Hampton Inn & Suites Hotel – 1905 Pharrs Road, Snellville

<b>Department of Planning and Development Variances Recommended for APPROVAL</b>	<b>Planning Commission Variances Recommended for Approval Regular Meeting Date: 2-28-2017</b>
1. Allow an encroachment into the ten (10) foot side building setback to accommodate a dumpster enclosure and retaining wall stated in the City Zoning Ordinance, Article 9, Section 9.1, as shown on the 12-12-2016 Preliminary Site Plan.	1. SAME.
2. Allow an encroachment of five (5) feet into the required ten (10) foot landscape strip along Pharrs Road to accommodate an internal driveway stated in the City Landscape Ordinance, Section 19-73 – Landscape Strips, as shown on the 12-12-2016 Preliminary Site Plan..	2. SAME.
3. Increase the allowed percentage of EIFS as a building material to 69% from Section 7.7 of the Architectural Design Standards.	3. SAME.
4. Reduce the nineteen (19) foot required length of parking spaces to eighteen (18) feet from Section 11.1 of the Zoning Ordinance, as shown on the 12-12-2016 Preliminary Site Plan.	4. SAME.
5. Eliminate the loading zone requirement from Section 11.1 of the Zoning Ordinance.	5. SAME.
6. Reduce the minimum required number of parking spaces from one space per room plus any space for restaurants, meeting rooms, and related facilities to 102 total parking spaces from Section 11.1 of the Zoning Ordinance, as shown on the 12-12-2016 Preliminary Site Plan.	6. SAME.
7. Allow a flat roof in lieu of a minimum 4:12 pitched roof from section 9.10 of the Zoning Ordinance.	7. SAME.
<b>Department of Planning and Development Variances Recommended for DENIAL</b>	<b>Planning Commission Variances Recommended for Denial Regular Meeting Date: 2-28-2017</b>
NONE.	NONE.