

Zoning conditions for 2020-0609

August 25, 2020

1. The proposed development shall substantially comply with the site plan titled "Proposed Site Plan" by Starkhaus LLC, stamped received by the Bureau of Planning on 4/30/20, with one pavilion removed from the greenspace area of the concept plan.
2. Landscaping shall be provided between the existing sidewalk and the side of Unit 1 to screen the side of Unit 1 from view of the street, subject to approval by the County Arborist.
3. Internal vehicular circulation shall be subject to approval by the Public Works Transportation Division.
4. All houses must be brick, stacked stone, masonry siding, or a combination of these materials. Houses must be Craftsman style.
5. A deceleration lane may be required by the Transportation Department if determined to be necessary by the Public Works Transportation Division.
6. A monument sign with a brick base must be built prior to the issuance of a Certificate of Occupancy for the first house.
7. A homeowners association shall be mandatory.
8. A black wrought iron (or similar metal) fence must be constructed on three sides. The homeowner's association shall be allowed to add a gated entry.
9. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.