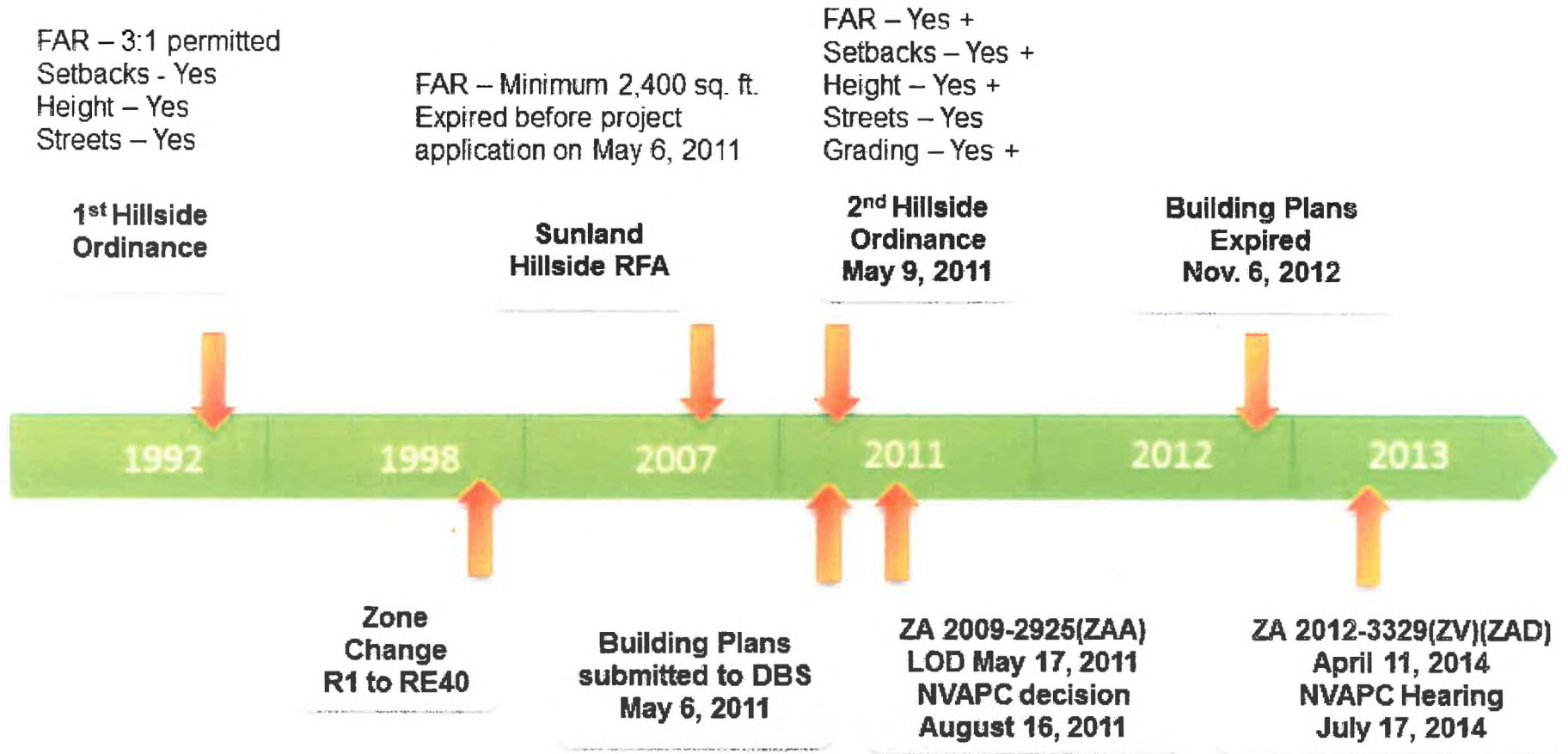


# Timeline

Item No. 11 / CF 14-1196  
CD 7



FAR – 3:1 permitted  
Setbacks - Yes  
Height – Yes  
Streets – Yes

FAR – Minimum 2,400 sq. ft.  
Expired before project  
application on May 6, 2011

FAR – Yes +  
Setbacks – Yes +  
Height – Yes +  
Streets – Yes  
Grading – Yes +

**1<sup>st</sup> Hillside  
Ordinance**

**Sunland  
Hillside RFA**

**2<sup>nd</sup> Hillside  
Ordinance  
May 9, 2011**

**Building Plans  
Expired  
Nov. 6, 2012**

1992

1998

2007

2011

2012

2013

**Zone  
Change  
R1 to RE40**

**Building Plans  
submitted to DBS  
May 6, 2011**

**ZA 2009-2925(ZAA)  
LOD May 17, 2011  
NVAPC decision  
August 16, 2011**

**ZA 2012-3329(ZV)(ZAD)  
April 11, 2014  
NVAPC Hearing  
July 17, 2014**

Date: 1/13/15

Submitted in PLUM Committee

Council File No: 14-1196

Item No.: 11

Deputy: Comm from Planning

FAR Limited to 2,500 s.f.  
Zero front setback  
Side yard (E) 5'8"  
Height 36'  
Waived street improvement to boundary

# Basis of Determination

## **Fundamental Fairness**

- Applicant's property interest established (Prior AZA/NVAPC Determinations, pg. 7) (Building permits, pg. 7).
- Not able to retain building permit due to City (pg. 22).
- No substantial change in use, location, size, massing, height, or grading.

## **Substantive issues raised in current appeal already adjudicated.**

- Potential damage to Sister Elsie (pg. 22)
- Construction staging area (pg. 23)
- Environmental concerns (March 11, 2013, Reconsideration of MND)

**Not disrupt settle exceptions reached in ZA 2009-2925(ZAD)(ZAA)A1**

**No new impacts found: Grading, Visual, Public safety**

