

# REQUEST FOR "SMALL LOT" DESIGN REVIEW

~ TO BE COMPLETED BY APPLICANT ~

<b>APPLICANT:</b> Name _____ Address _____ City, State _____ Phone _____ Zip _____ Signature _____	<b>OWNER:</b> Name _____ Address _____ City, State _____ Phone _____ Zip _____ Signature _____
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\*\*\* DESIGN REVIEW APPROVAL ONLY APPLIES TO THE DESIGN AS SUBMITTED FOR DESIGN REVIEW. \*\*\*  
 \*\*\*A REQUEST FOR ANY CHANGES TO THE DESIGN SHALL REQUIRE THE FILING OF ANOTHER APPLICATION. \*\*\*

**NATURE OF REQUEST** – Briefly explain your request. Give reasons why it is compatible with surrounding area: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## MATERIALS REQUIRED FOR SUBMITTAL

A \$150 filing fee and a \$30 fee for public notification are required for "Small Lot" Design Review (due upon filing of the application). If the "Small Lot" Review application seeks approval of a project that has already been started (or completed), the application will be subject to a \$75 late filing fee. If a hearing is requested an additional \$500 filing fee will be required in order to file a Development Plan application to further pursue the project.

A legible plot plan must be submitted; it must include all property lines, the locations of all physical features on the site (creeks, tree canopies, etc.), and existing and proposed improvements (with distances dimensioned to property/easement lines). Floor plans and elevations are also required. Elevations must be of sufficient clarity to effectively communicate the proposed design, including exterior materials, to the public. Elevations should show existing and proposed portions of structures. One set of plans, no larger than 11" x 17", is required.

Photographs of the subject site and existing development on adjacent lots may help expedite your review.

## ~ TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ~

Site Address _____ Assessor's Parcel # _____ Zoning District _____ G.P. _____ Census Tract _____ Atlas Page _____ Sup. Dist. _____ X-ref. Files _____ Flood Zone _____ Panel # _____ Notes:	<table style="width: 100%;"> <tr> <td style="width: 60%;">Filing Fee</td> <td style="width: 20%;">\$ _____</td> <td style="width: 20%;">(S-036A)</td> </tr> <tr> <td>Late Filing Fee</td> <td>\$ _____</td> <td>(S-066)</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>(if applicable)</i></td> </tr> <tr> <td>Notification Fee</td> <td>\$ _____</td> <td>(S-052B)</td> </tr> <tr> <td>Total</td> <td>\$ _____</td> <td></td> </tr> <tr> <td>Date Filed _____</td> <td colspan="2">Hearing Request Deadline _____</td> </tr> <tr> <td>Received By _____</td> <td colspan="2">File # _____</td> </tr> </table>	Filing Fee	\$ _____	(S-036A)	Late Filing Fee	\$ _____	(S-066)	<i>(if applicable)</i>			Notification Fee	\$ _____	(S-052B)	Total	\$ _____		Date Filed _____	Hearing Request Deadline _____		Received By _____	File # _____	
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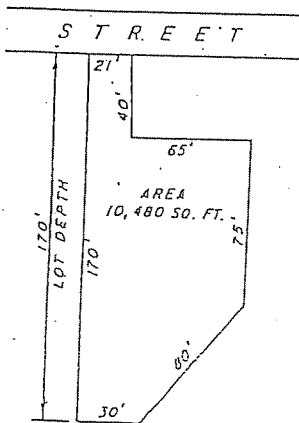
82-10.002(c) Small Lot Occupancy. Any lot of less area or width than required by Divisions 82 and 84 may be occupied by a single-family dwelling and its accessory buildings if: (1) the yard and setback requirements of Divisions 82 and 84 are met, or a variance has been granted for yard and setback requirements, and (2) the lot is delineated on a recorded subdivision map, or at the time of the creation of the lot (as evidenced by recording date) or at any time since, the lot was consistent in width and area with the applicable zoning district or the lot was created prior to the application of zoning in its location. If a small lot qualifies for occupancy by a single-family dwelling, then prior to issuance of a building permit, the location, size, height and design of the proposed dwelling may be reviewed and approved or conditionally approved by the zoning administrator after a public hearing in order to provide relative compatibility with a minimize impacts on the surrounding neighborhood.

82-4.246 Lot, average width. "Average width of a lot" is the total area of the lot divided by the depth of the lot.

82-4.248 Lot depth. "Depth of a lot" is the distance normal to the frontage to the point of the lot farthest from the frontage.

82-4.250 Lot frontage. "Frontage" of a lot is the distance measured between the two points on the principal road, street, or access that are farthest apart.

AVERAGE WIDTH  
ORD. REF. 82-4.246



LOT AREA DIVIDED BY LOT DEPTH  
EQUALS AVERAGE WIDTH  
(Ex. 10,480 sq. ft. divided by 170 ft. = 61.65 ft. av. width)

LOT DEPTH  
ORD. REF. 82-4.248

