

Cover Sheet

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Meeting Date: April 27, 2021 6 pm
Case #: Z/LU-20-12
Agenda File # 21-559A
Agenda # 37

Neighborhood Major Concerns

1. Drainage/Flooding in the adjoining 3 homes
2. Location of New Homes along North and South Boundary
3. Orientation of Homes (Preference: Face West)
4. Location of Main Entrance
5. ZONING CHANGE: Residential Rural to R-3
6. Land Use Change:

Residential Suburban to Residential Low

7. Traffic on Local Roads
8. Traffic on Lawton Dr.
9. Impact on Plumbing and Infrastructure

1. Drainage problem for homes at 2224, 2228, & 2232 Lawton Dr.

CONCERNS

- 2224 Lawton Drive backyard has drainage issue.
- 2232 Lawton Drive also has limited drainage issue.

PROBLEM:

- Unrelated to Proposed Zoning and Land Use Change
- Existing "Swale" has not been maintained for years.



Solution:

- I have taken steps to "Open" the Swale on my side of the Property.
- When a "New Retention Pond" is constructed -- it should further mitigate the drainage issues.

2. Orientation of Homes (Preference: Face West)

- Some neighbors prefer that “New Homes” along Winchester Road should face West.
 - Homes along Dorchester Road face East
- Reason: Front Porch Lights will shine on their Bedrooms etc.

RESPONSE:

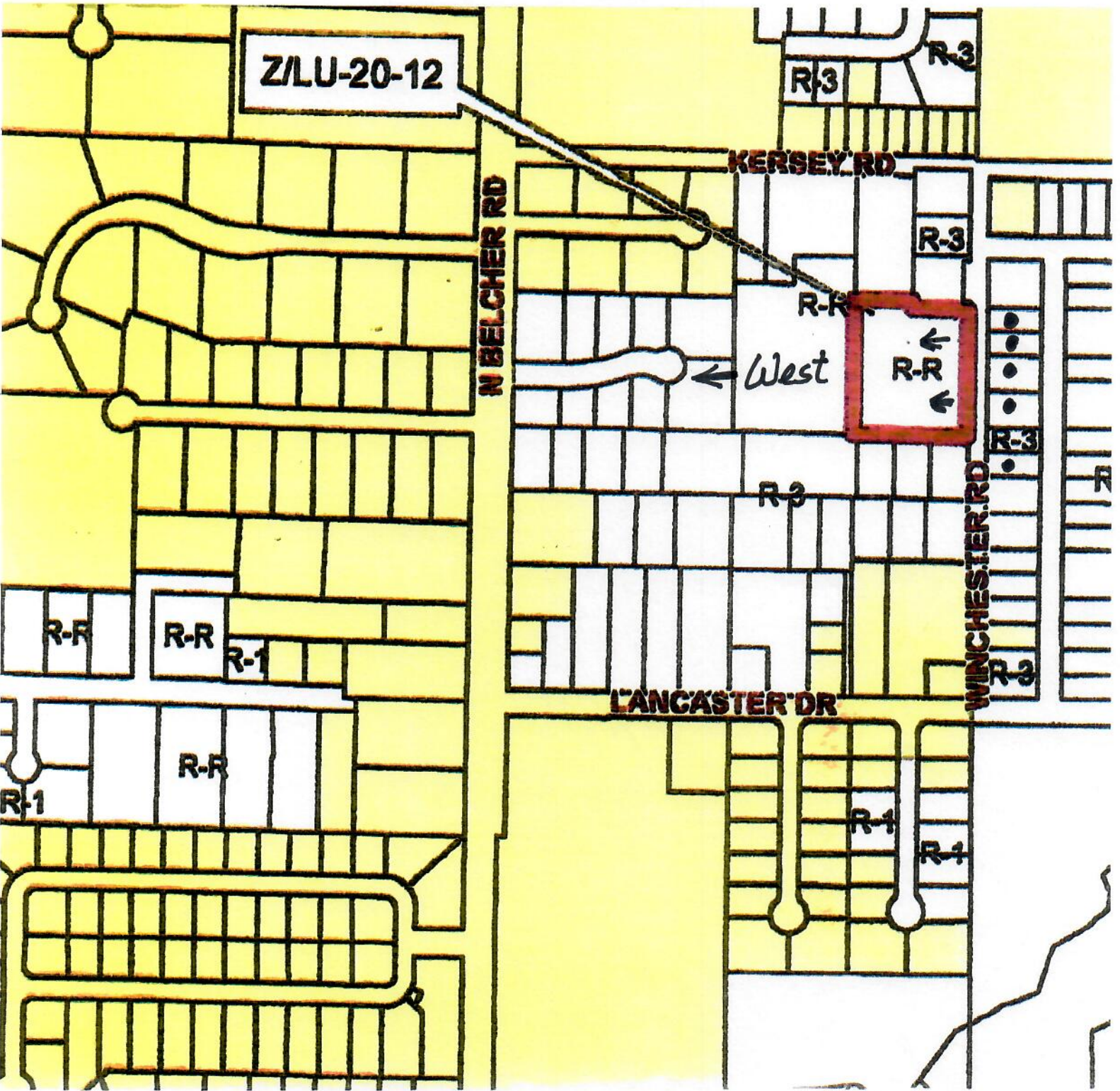
| | | | | |
|--------------------------|-----------------------------|-------------|------------------------|-------------|
| | Current | | Proposed | |
| Zoning | Residential Rural | | R-3 | |
| Land Use | Residential Suburban | | Residential Low | |
| Minimum Setbacks: | Front | Rear | Front | Rear |
| | 25' | 15' | 20' | 10' |

| Zoning Summary Revised 12/17/2015 | | | | | | | |
|---|--|------------------|---------------|-----------------------|------|------|----------------------|
| <i>This summary is provided as a convenient reference of the Zoning Code (Chapter 13B). It does not contain the complete requirements of the Code and should only be used for "quick reference" only.</i> | | | | | | | |
| ZONING DISTRICTS | PERMITTED | MINIMUM LOT SIZE | | MINIMUM YARD SETBACKS | | | MAXIMUM BUILD HEIGHT |
| | | Area | Width x Depth | Front | Side | Rear | |
| A-E, Agricultural Estate Residential District (2 acre minimum) | Single family dwellings, general agricultural and livestock for Owner's use only. General agriculture if specially approved by the BCC. | 2 Acres | 90' x 100' | 50' | 25' | 25' | 45' |
| E-1, Estate Residential District (3/4 acre minimum) | Single family dwellings, home occupations, accessory dwelling units, greenhouse, general agriculture and livestock for owner's use only. | 32,670 sq. ft. | 125' x 125' | 25' | 15' | 20' | 45' |
| R-R, Rural Residential District (16,000 sq. ft. minimum) | Single family dwellings, home occupations, accessory dwelling units, gardening and livestock for owner's use only. | 16,000 sq. ft. | 90' x 100' | 25' | 10' | 15' | 45' |
| R-1, Single Family Residential District (9,500 sq. ft. minimum) | Single family dwellings, home occupations, accessory dwelling units | 9,500 sq. ft. | 80' x 90' | 25' | 8' | 10' | 45' |
| R-2, Single Family Residential District (7,500 sq. ft. minimum) | Single family dwellings, accessory dwellings units, home occupations | 7,500 sq. ft. | 70' x 80' | 20' | 7' | 10' | 45' |
| R-3, Single Family Residential District (6,000 sq. ft. minimum) | Single family dwellings, accessory dwellings units, home occupations | 6,000 sq. ft. | 60' x 80' | 20' | 6' | 10' | 45' |

I will agree to:

Rear Setback of at least 15'

Front Setback of at least 25'



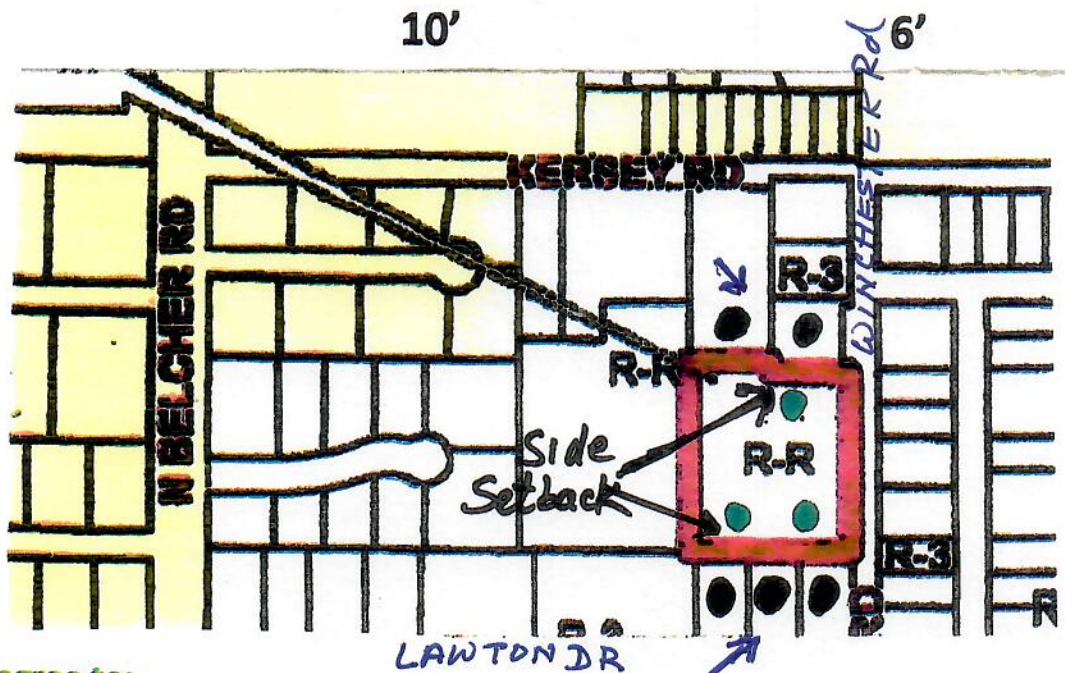
3. View/Proximity of Homes -- North and South Boundary

CONCERNS

- There are five neighbors along North and South Boundary
 - 2232, 2228 & 2224 Lawton Dr
 - 1718 Winchester Rd & 2281 Kersey Road
- 3 out of 5 adjoining neighbors have raised concerns:
 - NEW HOMES will be too close to their property line.
 - View will be different.
 - Possibility of two-story homes

RESPONSE:

| Zoning | Residential Rural | R-3 |
|-------------------|----------------------|-----------------|
| Land Use | Residential Suburban | Residential Low |
| Minimum Setbacks: | Side | Side |



I will agree to:

Side Setback of at least 10'

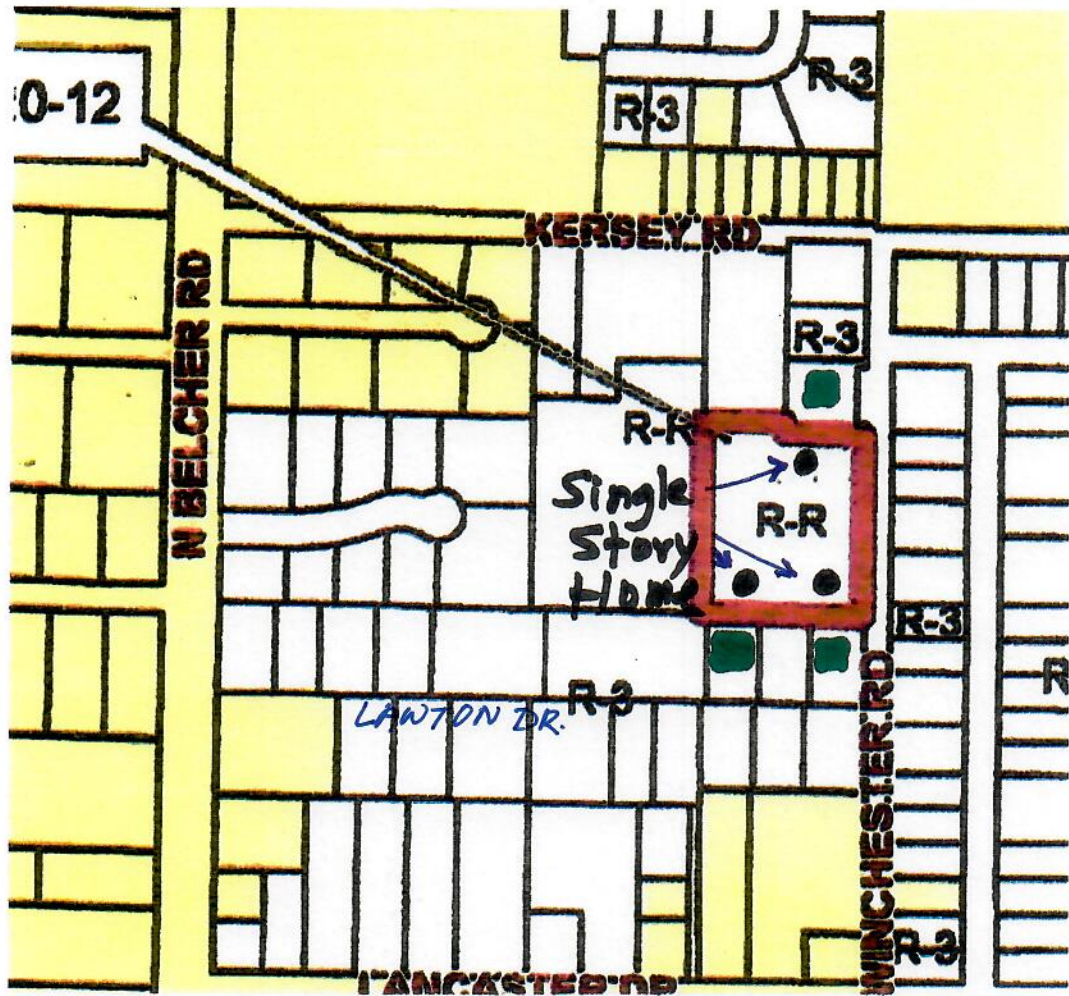
- **Scenic View**

- **Two neighbors would like Green Foliage Fence.**
 - **I agreed to plant Palm Trees.**
- **One neighbor would prefer a Perimeter Fence.**
 - **Willing to consider their request during planning stage.**



- **RESPONSE: Two-Story Homes**

- **Willing to consider that New Homes along the North and South Boundary will be Single-Story Homes.**
- **New Homes in the middle may be Single and Two-Story.**



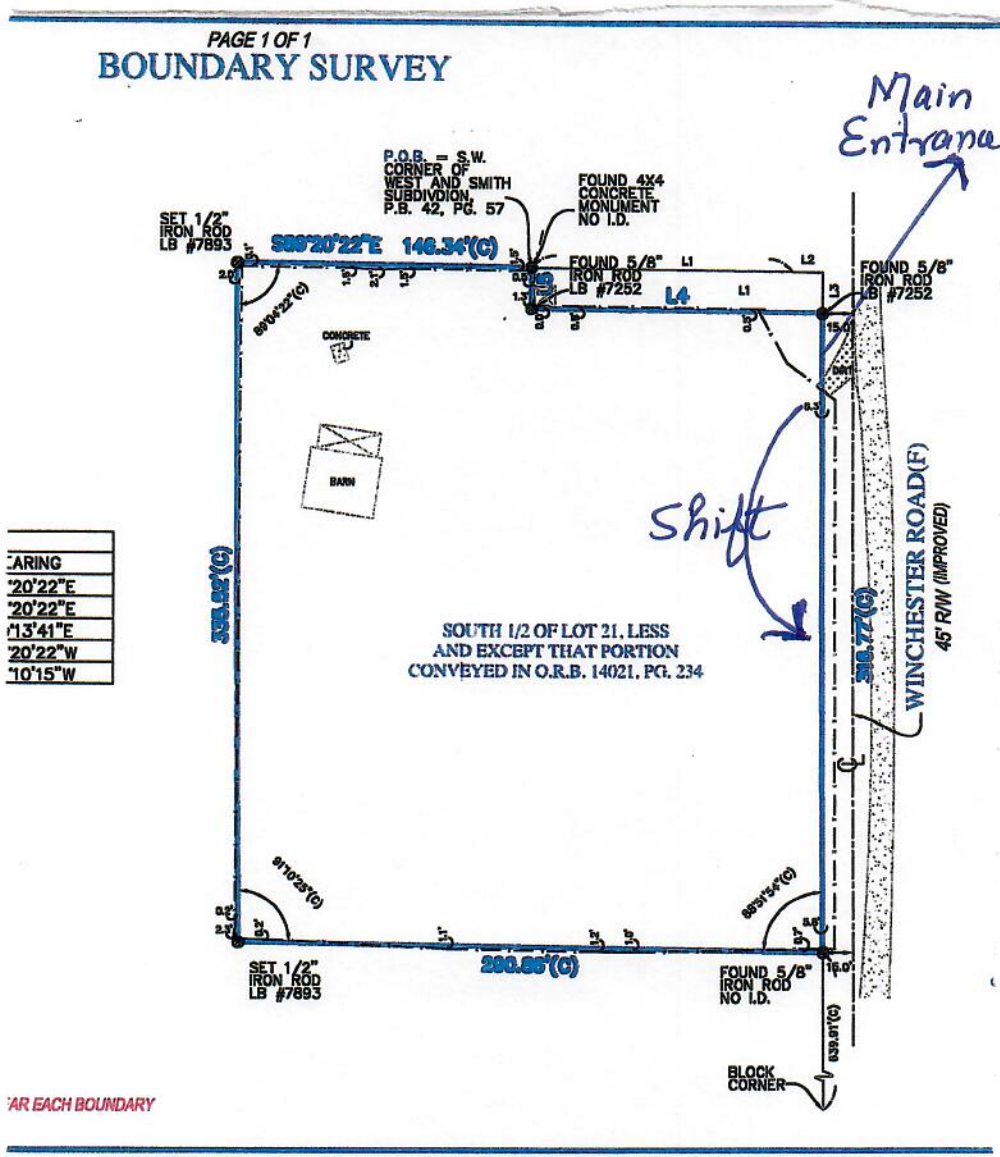
4. Location of Main Entrance

REQUEST:

- Shift main entrance towards the middle of the property.

RESPONSE:

- Unrelated to Proposed Zoning and Land Use Change
- I will try my best to accommodate the request.



5. ZONING CHANGE: Residential Rural to R-3

GOOD NEWS

- ✓ **To the best of my understanding – neighbors do not oppose the proposed zoning change!**