

RIVER HALL RPD

ADMINISTRATIVE AMENDMENT

Request Statement

Administrative amendment to modify River Hall zoning resolution Z-15-003, Condition 2.b. and zoning resolution Z-05-051 with the following strikethrough language to be deleted:

Minimum Setbacks

Single Family

Side: 5 feet. ~~Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5 foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.~~

The requested modification is applicable to the entire River Hall Development as included in the enclosed sketch and legal description, totaling 1978.44 acres. Several home sites within River Hall currently have sidewalks and mechanical equipment within side setbacks. The requested amendment seeks to continue future home site construction in the same fashion as existing homes. Additionally, the proposed change will bring the existing homes into compliance with zoning requirements.