

**YVER Application**  
38 Washington Road  
Block 1 Lot 3

**#11 – Proposed Use:**

Under the Preliminary Major Subdivision Approval at the November 19, 2015 hearing, the Applicant divided the property into four separate lots. The dimension and location remains almost identical in this Amendment to the Preliminary Major Subdivision Application and Application for Final Major Subdivision Approval. The only substantive difference between the plan submitted with this Application and the 2015 approval is the circulation on the site. In the plan approved in 2015, the Applicant proposed a separate driveway entrance to access Lot 3.03. This separate driveway also included a substantial turnaround area for emergency vehicles. In the amended plan, all four lots are accessed from the existing entrance. After entering the property, Lot 3.03 and Lot 3.02 will be accessed from a driveway along the southern and eastern border of the tract.<sup>1</sup> This section of the driveway will then re-connect with the main entrance driveway along the border between Lot 3.02 and Lot 3.04. This creates a loop through which an emergency vehicle may reach all four lots and exit the property with minimal turning maneuvers. A homeowners' association is proposed to address the responsibility for maintenance of this driveway and other easements on the property.

As with the 2015 approval, 4 lots are proposed as follows:

New Lot 3.01 will contain 2 existing dwellings  
New Lot 3.02 will contain 1 existing dwelling  
New Lot 3.04 will contain 1 existing dwelling  
New Lot 3.03 will be a building lot for future construction a single family home

Based upon our review of the zoning requirements for the R-1A Zone set forth in Ordinance Section 80-87, no variances are required in connection with this development. The proposed development is consistent with the comprehensive development bulk and density standards set forth in sub-section E and the design standards set forth in sub-section F.

Further, the proposed development is consistent with the Master Plan sections that address the property (call the Hayden Tract in the Master Plan) in that the

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<sup>1</sup> Lot 3.02 can also be accessed directly from the main entrance drive.

residential lots are clustered in the rear of the parcel, the field in the front of the parcel are preserved, the lots are accessed through a private drive so as to preserve the streetscape, and the existing structures are preserved.