



MGA

MELVIN GREEN ARCHITECT, LIMITED

September 5, 2006

Planning and Development Department
Development Services
731 South 4th Street

RE: REVISED Justification Letter for APN 139-215-100-07, 139-215-100-073 and 074, for Site Development Review, Variance and Waiver of Development Standards, Rezoning, and Special Use Permit for Proposed Church Addition

To Whom It May Concern:

Melvin Green Architect, Ltd., acting as authorized agent for the applicant/property owners, are pleased to submit this justification letter in support of our request for Site Development Review, Special Use Permit and Waiver of Conditions and Zoning approval for the above-referenced project in a C-2/C-1 Zoning designation. There is an existing church on the proposed project location.

The proposed project consists of a single-storey, 7,423 sq. ft. church, fully described in the Architectural exhibits that are part of this Site Development Review.

The proposed church will be compatible with the surrounding area. The main building entrance will be located adjacent to Lexington Street. Landscaping compliments the building exterior façade. Additional intense landscaping will be added to screen the proposed parking lot.

Waiver of Development Standards

We are requesting a waiver to reduce the north setback perimeter landscaping to 3'-0" from residential property line. We propose to provide a more intense landscape with trees, shrubs, and ground cover to compensate for the decrease in landscape width.

Variance of Development Standards

We are requesting a variance to reduce the required front yard setback from 20'-0" to 8'-0" on Miller Street because of the location of the existing building we are attaching to. And also the space is limited on the north due to the 3 to 1 residential adjacency setback rule. We will provide intense landscaping as required to minimize the impact, including trees, shrubs, and ground cover along Miller.

Special Use Permit

We are requesting a Special Use Permit to allow a church in the designated zoning. The original church never required a Special Use Permit in the past; but because of the proposed new church addition the SUP is required.

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10/19/06 PC

Rezoning from C1,C2 to R2

We are requesting to have the C1 and C2 zoned parcels rezoned to R2 (medium-low density residential) so that parcels will be in conformance with the designation of the General Plan.

If you have any questions or comments regarding this matter, please feel free to contact my office.

Thank you



Melvin D. Green, AIA, NCARB
Owner
Melvin Green Architect, Ltd.

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