

**List of Variances and Design Waivers required for the Montgomery 'Dunkin'**

**Variances required**

§16-4.12.b.10.: Conditional use standards – drive-up window only allowed if part of shopping center

**Previously approved 9-22-15**

§16-4.12.d.: Minimum lot area- 1 ac. Req'd., 0.51 ac. proposed after ROW dedication

**Previously approved 9-22-15**

§16-4.12.d.: Minimum lot frontage- 150' req'd, 143.46' proposed after ROW dedication

**Previously approved 9-22-15**

§16-4.12.d.: Minimum lot width- 150' req'd, 143.46' proposed after ROW dedication

**Previously approved 9-22-15**

§16-4.12.d.: Minimum front Yard- 50' Req'd.: 45.3 proposed

§16-4.12.d.: Minimum rear yard- 50' req'd., 45.3' proposed after ROW dedication

**33.5' Previously approved 9-22-15**

§16-4.12.d.: Maximum impervious coverage- 55% req'd., 84.4% proposed after ROW dedication

**78.5% Previously approved 9-22-15, 84.4% proposed**

§16-4.f.l.: Cross access- 1 req'd., future access proposed

**New**

§16-4.12.h.l.: Loading space- 1 req'd., none proposed

**Previously approved 9-22-15**

§16-4.12.f.3.: Landscape area- 45% of the lot to be landscaped, 18% proposed

**New**

§16-4.12.f.4 & f.5.: Buffer- No parking within the first 25' adj. to street, 15' from property line

**3.0' Previously approved 9-22-15, 4' proposed**

§16-4.12.f.5.: 15' setback for all structures req'd., 0.0' proposed retaining wall along westerly property line

**New**

§16-4.12.e.5.(a): Visual breaks- long monotonous uninterrupted walls not permitted

**New**

§16-4.12.e.5.(c): Street frontage design- buildings with 2 frontages shall have two facades, 1 facing ea. Street

**New**

§16-4.12.e.5.(d): Side and rear facades- front façade shall be continued around all visibly exposed sides of bldg.

**New**

§16-4.12.e.6.(b): Roof treatments- Gable & hipped roofs shall provide 1' overhang beyond building walls

**New**

§16-4.12.e.6.(c): Roof treatments- Bldg's. with flat roofs to have articulated cornice that projects horizontally from the vertical wall

**New**

§16-4.12.e.7.(b): Window design- The large pane window shall occupy 75% of the 1<sup>st</sup> story façade.

**New**

§16-4.12.i.: Menu boards- 1 free-standing sign req'd., 3 proposed, front sign and 2 menu boards

**New**

### Design Waivers

16-5.4.b.2(b): Light fixture-antiglare and recessed lighting req'd, light is flush, antiglare not specified

16-5.4.b.2.(c): Illumination levels – 1.0 footcandle avg. req'd., 1.1 footcandle avg. proposed

16-5.6(d).15.: Street trees required at 50' on center spacing, none proposed due to sight distance

#### Requirements

16-8.3(23): Location and details for all external lighting systems

16-8.4(29): Plans, profiles and details of proposed improvements

The revised sheets reflect the recent changes to the site layout. These