



Comprehensive Planning Minor Deviation Declaration

OWNER / APPLICANT declares the minor deviation is for one or more of the following (check all that apply):

A. Not limited to 10% change:
☐ Shed located within side and rear setbacks (30.02.25D.3.vii)
☐ Vehicle Rental or Sales display of more than 5 vehicles (30.03.06B.14) (letter of consent not required)
☐ Public Utility Structure addition of power poles in Utility Corridor (30.03.08B.6) (letter of consent per code)
☐ Buffer and screening modifications (30.04.02C1.iii)
☐ Retaining wall height increase to 6 feet where grade difference exists to adjacent to developed property (30.04.03C2.iii(d))
☐ Accessory structure in side/rear yard with exterior colors and building materials not complimentary to the primary building (30.04.05 D.7(b))
☐ Remediating a construction error, if the approved building permit plans showed the correct standard and previous related inspections were approved. (30.06.06C2.i(b)(1)) (letter of consent not required)
☐ Changes to size and type of windows, openings or doors, the colors or materials on elevations or roof, or other similar changes if architectural style is maintained
B. Up to 10% for new, or modifications to existing, development per Table 30.06-2:
☐ Lot area, minimum (not available for lots designated Ranch Estate Neighborhood or within an NPO-RNP Overlay)
☐ Lot coverage, maximum
☐ Front setback, minimum
☐ Side setback, minimum
☐ Rear setback, minimum
☐ Authorized Encroachments into Required Setbacks per Table 30.02-4, maximum
☐ Structure height, maximum (excluding Comm Antennas and Towers)
☐ Accessory building height, maximum (excluding Comm Antennas and Towers)
☐ Number of required parking spaces, maximum or minimum
☐ Lighting height, maximum
☐ Fence or wall height, maximum
C. Up to 10% for initial development related to a land use application (see 30.06.06C.2.i(b)(3)):
☐ Open space, parking area or other area
☐ Building or structure size, or total area covered by building/structure
☐ Height of any building, structure, or part thereof
☐ Number of buildings or structures

OWNER / APPLICANT further declares the information provided and statements made as part of this application are true and correct and:

1. Required letters of consent from adjacent property owners have been obtained for A (if applicable as noted), and B above.
2. A compliance table detailing the cumulative change per line item has been prepared for B and C above.
3. For revised plans, site plan shall clearly identify the area being revised.
4. The proposal is in conformance with prior land use application(s) and associated plan(s), and all conditions of approval.
5. The deviation complies with all other provisions of code and does not increase an approved waiver/deviation.

Signature: _____ Date: _____



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Example of Cumulative Change Table

The below example is for an independent retail building on 1.25-acre site where no other structures exist on the site and the development is not part of a commercial center or shopping center. The original application approved a retail store measuring 18,580 square feet with a total building coverage of 19,330 square feet (or 35.5%).

Application #	Approved Square Footage	Scope of Project	Proposed Addition (s.f.)	%Change from Baseline
UC-18-0971	18,580	Retail Store		Baseline
AV-19-0479	19,741	Retail Store & addition	1161	Plus 6.25%
AV-19-0872	20,066	Retail Store & second addition	325	Plus 1.75%
Proposed	20,345	Retail Store & third addition	279	Plus 1.50%
Net Change	1,765	Retail Store with all additions	1765	Total 9.50%

Application #	Approved Bldg Coverage	Scope of Project	Proposed Addition (s.f.)	%Change from Baseline
UC-18-0971	19,330sf / 35.5%	Retail Store		Baseline
AV-19-0479	20,491sf / 37.63%	Retail Store & addition	1161	Plus 6.01%
AV-19-0872	20,816sf / 38.23%	Retail Store & second addition	325	Plus 1.68%
Proposed	21,095sf / 38.74%	Retail Store & third addition	279	Plus 1.44%
Net Change	1,765sf / 3.24%	Retail Store with all additions	1765	Total 9.13%

*This project has brought the net change of the building square footage to 9.50% and coverage to 9.13%. Any future changes may not exceed 10% to qualify for a Minor Deviation.