

Response Statement - Variance

The applicant, Highland Oak Homes, would like to request a variance for the following townhome lots located in River Park:

Parcel #	Buildings	Property Address	Account #	Owner Name	Owner Name2	Unit/Type	Legal Description	PIN
15N16G096	0	617 SWEET BAY RIDGE 07	1170450	JOCAH GROUP, LLC		0.050 AC	70 THE RIDGE @ RIVER PARKPH 2 82/80	15-0706-0005
15N16G097	0	619 SWEET BAY RIDGE 07	1170450	JOCAH GROUP, LLC		0.040 AC	71 THE RIDGE @ RIVER PARKPH 2 82/80	15-0706-0081
15N16G098	0	621 SWEET BAY RIDGE 07	1170450	JOCAH GROUP, LLC		0.040 AC	72 THE RIDGE @ RIVER PARKPH 2 82/80	15-0706-0031
15N16G099	0	623 SWEET BAY RIDGE 07	1170450	JOCAH GROUP, LLC		0.050 AC	73 THE RIDGE @ RIVER PARKPH 2	15-0706-0176

The current zoning of the property is Light Industrial with a Park Overlay District. As Section 7.890 #5 of the zoning reads:

“Buildings shall have no less than eighty (80) percent of the non-glass area of three (3) exterior sides faced with brick of natural color and texture that simulates historic types of brickwork. If a building has more than four (4) planar areas, seventy-five (75) percent of these areas shall be faced in brick.”

Based on the various townhouses surrounding the addresses mentioned above, there has been an inconsistency on how the current zoning has been applied and administrated. The pictures attached, show the townhomes in this particular area only having some brick on the front of the homes, and the rest of the townhomes are covered in a fiber cement siding. Some of the townhomes do not have any brick at all, as seen in the pictures. The applicant is asking for a variance from the current zoning, in order to build townhomes on these specified lots, with a variety of brick and shake similar to the existing townhomes in the area. The applicant would like to design the townhomes in such a manner as the front elevations attached.

The applicant does not feel this will create any hardship for any of the existing homeowners in the area, as the new townhomes that the applicant plans on building will only help create higher comparables for the current homeowner’s property values, in the opinion of the applicant. The requested variance will not have an impact on the ascetics of the neighborhood as well, as the look of the townhomes will be comparable to existing townhomes in River Park.

If the current zoning were to stay intact, the applicant believes it would create a financial hardship for any potential builder who purchases these lots, making it a riskier project to take on due to the added cost, and the limited price point of the neighborhood. With current labor and material costs at an all-time high, if the current zoning remains the same, it would make this particular project difficult to be profitable. The neighborhood and area, in the applicant’s opinion, is not similar to townhomes in

Downtown Woodstock, which are mostly brick. The applicant believes that area can demand a much higher price point due to the amenities, location, and restaurants located in the proximity of those townhomes.

This variance will not impact any other use of the property since it's already zoned and platted per the City of Woodstock.

The applicant would like to thank you all for your considerations, and hopes that a positive outcome will come from this application for the benefit of everyone and the community.