

From: Daniel Kapsi

Date: October 3, 2022

To: Lauren Prentice  
cc: Brad Beauchamp

**RE: Farmstead PUD Variances**

Per ordinance No. 488 the parcels within the Farmstead PUD development are zoned R-96 Suburban Residential. The underlying zoning standards for R-96 are in WWCC 17-18.20 “*Table of density and dimensional requirements*”. In consideration of the park dedication, walking paths, and landscaping along Quincy Road, the following modifications (highlighted in grey) are proposed to the zoning standards:

Original WWCC

Zone	Minimum Lot Requirements		Residential Density Per Acre	Minimum Setback Requirements (in Feet)			Maximum Coverage (in percent)	Maximum Height (in feet)
	Area	Width (feet)		Front	Side	Rear		
Suburban Residential R-96	9,600 Square Feet	75	3.0	20	10	20	35	35

Proposed amendment

Zone	Minimum Lot Requirements		Residential Density Per Acre	Minimum Setback Requirements (in Feet)			Maximum Coverage (in percent)	Maximum Height (in feet)
	Area	Width (feet)		Front	Side	Rear		
Farmstead PUD Lots 1-7, 11-284	6,500 Square Feet	65	6.0*	20	5	20	35	35
Farmstead PUD Lots 8-10, 285-388	4,560 Square Feet	48	6.0*	20	5	20	45	35
Farmstead PUD Lots 389-446	8,400 Square Feet	62	6.0*	20	5	20	35	35

Thank you for your consideration and please let me know if you have any comments or questions.



-Daniel Kapsi

PUD Variances Memo.docx