

## Potential Variance & Waivers

Land Development for 630 Seven Bridge Road ~ Applicant – Dr. John Georgiou

Date: 9-9-2024

### Zoning Ordinance – Variance Requests

Ordinance Section	Request:
27-502.7C	Allow parking to be separated from existing right of way on Gap View Drive and proposed driveway (road) by 15' buffer yard
27-403.1.M	Allow parking to be separated from existing right of way on Seven Bridge Road by a 25' parking setback
27-403.1.A(1)	Allow parking space size 9'x18'

### Subdivision and Land Development Ordinance – Waiver Requests

Ordinance Section:	Request
22-1003	Four Step Process not be required
22-1008.3	Not provide Ultimate Right of Way for Gap View Drive
22-1008 Street Standards Appendix B	Allow Right of way as dimensioned on plan for new connection to Seven Bridge Road
22-1010	Allow Vertical Street Alignment flexibility to be consistency with PennDOT requirements
22-1015	Do not require sidewalks along both sides of street
22-1015.5	Allow sidewalk to be adjacent to parking
22-1015.8	Do not require a handicap accessible ramp at Gap View
22-1024	Provide relief from parking landscaping requirements
22-1024.15	Allow minimum queuing space for less than 6 vehicles
22-1101	Provide relief from landscaping requirements
22-1301.6.B	Provide relief from general design criteria for design on approved NPDES plan
22-1301.7.F	Provide relief from requirement for 4:1 basin slopes for design on approved NPDES plan
22-1301.7.G	Provide relief from requirement for Basin berm width of 10-feet for design on approved NPDES plan
22-1301.7.J	Provide relief from Emergency spillways requirement for design on approved NPDES plan
22-1301.7.Q.2	Provide relief from minimum pipe size requirement for design on approved NPDES plan
22-1302.3.D	Provide relief from requirement for slopes to end 5-feet from property line for design on approved NPDES plan
22-1302.4.A	Provide relief from grading slopes requirement for design on approved NPDES plan
22-1302.4.D	Provide relief from cut/fill requirement within 10-feet from property line for design on approved NPDES plan

### Stormwater Management Ordinance – Waivers requested to allow design to be consistent with approved NPDES plan

Ordinance Section	Request
246-221.7	Drainage easement along watercourse beyond the high-water mark
246-221.11	Roof drains connected to storm sewers
246-223.A	Detain proposed 2-yr storm to existing conditions 1-yr storm
246-223.B	Meeting water quality requirements of NPDES permit
246-223.J.3	Stream Buffers
246-224	Volume controls
246-225	Groundwater recharge
246-227.6 & 7 & Appendix B	Stormwater calculation methodology
246-228.3	Freeboard on stormwater management basins
246-230	Riparian Buffers