

Comparing Applicant's Request with Staff's Recommendation

The front setback is measured from the wall of a building to the property line along the street. The minimum front setback for homes in Essex Park is 15-feet. Roof-covered porches and entry features may locate a minimum 11 feet from the street right-of-way.

Garages shall remain 20 feet from the front property line.

The applicant has one-story single-family home floor plans that exceed the building envelope extending into the front yard.

Applicant's Request:

1. Applicant is requesting a maximum **45 percent** of the residential lots contain homes with front setbacks of 11 feet.

Staff's recommendations:

1. Staff recommends a maximum **30 percent** of the residential lots contain homes with front setbacks of 11 feet.