

Alternate Rezoning Concept  
Presented by Bukont Homes  
November 18, 2022

### Revision Summary

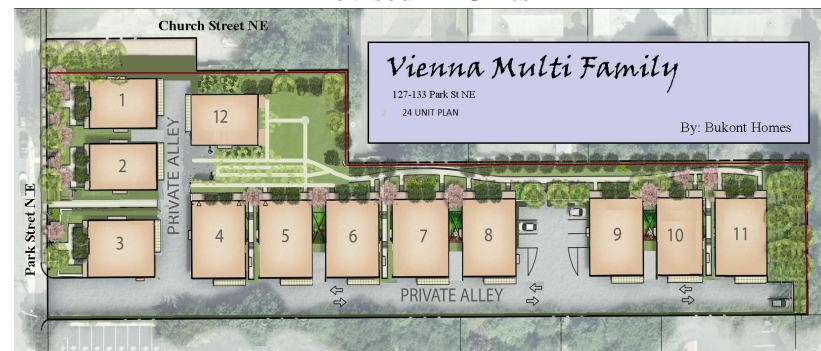
- Increased rear setback modification request by 7 feet
- Reduced lot coverage from 70% to 60% exclusive of neighbor's driveway (1.5%)
- Reduced number of buildings from 14 to 12, reduced the number of units from 28 units to 24 units
- Slightly reduced the size of the buildings
- Extended existing privacy wall shown in red from rear corner behind building 12 to Park Street. When the wall enters the front yard by building #1, the height will reduce to conform to the zoning code.
- Reduced the number of guest parking spaces from 17 to 16.
- Updated proffer letter

We have reconfigured the layout. Original concept had 3 buildings (#12, 13 & 14) that were oriented up & down and new concept has deleted these buildings and added 1 building (#12). "Vienna Multifamily, 24 Unit Alternate Plan". As previously discussed, this revision modifies the original intent of incorporating geothermal and solar panels making them a goal instead of a promise. We will design each unit to be solar ready and will add that to the proffer statement.

Original 28 Units



Revised 24 Units



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Project has two building types and 4 unit sizes summarized below. Foot prints and unit sizes have been slightly reduced from original submission.



Buildings	Building Footprint	Above Grade Living Area	
		Upper Unit	Lower Unit
3, 4, 5, 6, 7, 8,			
9, 11 & 12	1,960	1,779	1,632
1, 2, 10	1,568	1,468	1,247

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“C” Elevation at Garden Alley from the original 28 unit rezoning application page 6 of 7 has been replaced with “B” Elevation at Lawn.

Original 28 Units

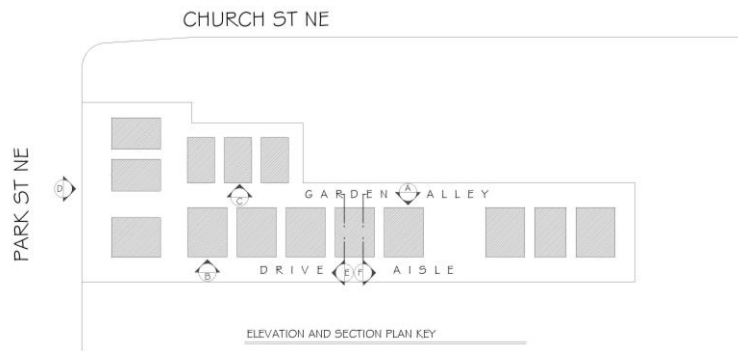


Revised 24 Units



Elevation and Section Plan Key from the original 28 unit rezoning application page 7 of 7 has been updated with the new configuration and the addition of the lawn area. Plan key has been renumbered for clarity.

Original 28 Units



Revised 24 Units

