

**Docket #240288
Daniel Hubbard
Special Exception
Development Standard Variances**

Daniel Hubbard (#240288) is requesting a Special Exception to allow an apartment building, also requesting development standard variances off the parking standards and sidewalk standards, on property located at 010-106004-02 south of 255 W 18th St., Rochester IN, within the General Commercial (GC) district.

In the General Commercial (GC) district an apartment building is a special exception use. Mr. Hubbard would like to construct an apartment building, therefore, a special exception to allow an apartment building is being requested.

The parking lot requirements would require a total of 95 parking spaces, two parking spaces per dwelling unit, and 7 parking spaces for the daycare. The proposed project would have 65 parking spaces, therefore a variance off of the parking standards 5-4.7 Parking standards PK-1 and PK-2 is being requested.

All new projects require sidewalk, requesting to not install sidewalks at this time.

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