**MEMORANDUM**

**Date:** 10/7/2019  
**Project:** Benilde-St. Margaret's School – Athletics & Maintenance Storage Building  
**Miller Dunwiddie Project No. BSM1901**  
**RE:** CUP Application  
**To:** Gary Morrison  
**From:** Paul May, AIA

Benilde-St. Margaret’s School (BSM) is seeking a CUP amendment to allow for:

- The construction of a new 3000 SF Athletics & Maintenance Building on the site of a smaller, existing one to be removed on the NE portion of their property. This size will require approval as a conditional use, as it exceeds the maximum size of 800 SF established in the Zoning Code for accessory buildings. (Article IV, Division 4, Section 36-162, Subsection d.2.b.2)

- Construction of building of approximate dimensions (50’x60’) as shown on attached drawings.

- Construction of building in approximate location as shown on attached drawings. The 50’ setback from the property line far exceeds required 2’ setback requirement for accessory buildings established by zoning code and meets the 50’ setback required for education buildings in R-1 zoning districts. Location shown maintains truck access to well and gate valve noted on attached drawing. This location allows existing established vegetation to block view from neighboring properties.

- Construction to begin within the next 5 years (while this application is being submitted in conjunction with the application for the new Center for Innovative Learning application, it is a separate project that will not be constructed at the same time).

- Review of final design and building material selections to occur during review for construction permit. We acknowledge the following items from the zoning code:
  - All detached garages and other accessory buildings shall be compatible in design and materials to the principal building on the parcel. (Article IV, Division 4, Section 36-162, Subsection d.4.a)
  - Building will not be visible from off site, and therefore building materials are not dictated by minimum Class I percentage (60%) of Article V, Section 36-366, Subsection b.2.b.

**Attached documents:**

- photos of existing site
- site plans showing full property, enlarged site plan of existing and proposed storage garage
PHOTO 3 - LOOKING NORTH TOWARDS EXISTING GARAGE, PROPERTY LINE BEYOND
MAINTAIN TRUCK ACCESS TO EXISTING WELL & GATE VALVE

PROPERTY LINE (BLUE)

2' SETBACK FROM PROPERTY LINE (YELLOW)
(zoning code for accessory buildings; Article IV Div 4. Sec. 36-162 Subsection d.1.b.1)

50' SETBACK FROM PROPERTY LINE
(zoning code for educational buildings in R-1; Article IV Div 4. Sec. 36.163 Subsection d.6.a)

EXISTING ENLARGED SITE PLAN
1/32" = 1'-0"

NEW 60' X 50'
ATHLETICS & MAINTENANCE
STORAGE BUILDING
(3000 SF)

MAINTAIN TRUCK ACCESS TO EXISTING WELL & GATE VALVE

1'3"

50' SETBACK FROM PROPERTY LINE
(zoning code for educational buildings in R-1; Article IV Div 4. Sec. 36.163 Subsection d.6.a)

EXISTING ENLARGED SITE PLAN
1/32" = 1'-0"