

ZONING INFORMATION

CURRENT ZONING – INTERCHANGE SERVICES "IS" (HOTEL)

| CODE SECTION  | SUBJECT                      | REQUIRED BY ZONING CODE     | PARCEL A PROVIDED | PARCEL B PROVIDED  |
|---------------|------------------------------|-----------------------------|-------------------|--------------------|
| 1216.08       | MAX. HT. OF BLDG             | 60 FT                       | –                 | –                  |
| 1216.04       | MIN. LOT SIZE                | 3.0 AC                      | 3.67 AC           | 3.09 AC            |
| 1216.06       | FRONT YARD SETBACK – BLDG    | 60 FT                       | 842.4 FT          | 466.1 FT           |
| 1216.06       | FRONT YARD SETBACK – PARKING | 40 FT                       | 767.8 FT          | 351.0 FT           |
| 1216.06       | SIDE SETBACK – BLDG          | 30 FT                       | 55.7 FT           | 92.9 FT            |
| 1216.06       | SIDE SETBACK – PARKING       | 15 FT                       | 0 FT <sup>1</sup> | 0 FT <sup>2</sup>  |
| 1216.06       | REAR SETBACK – BLDG          | 30 FT                       | 99.9 FT           | 43.1 FT            |
| 1216.06       | REAR SETBACK – PARKING       | 15 FT                       | 23.7 FT           | 0 FT <sup>3</sup>  |
| 1221.04       | MIN. DRIVE WIDTH (2 LANE)    | 24 FT                       | 24 FT             | 24 FT              |
| 1221.04       | MINIMUM PARKING STALL SIZE   | 18 FT x 9 FT                | 18 FT x 9 FT      | 18 FT x 9 FT       |
| 1221.05(a)(4) | MINIMUM # OF SPACES          | 1 PER ROOM + 1 PER EMPLOYEE | 98 [88 REQUIRED]  | 147 [125 REQUIRED] |
| 1216.07       | LOT COVERAGE                 | 15%                         | 10.9%             | 13.5%              |

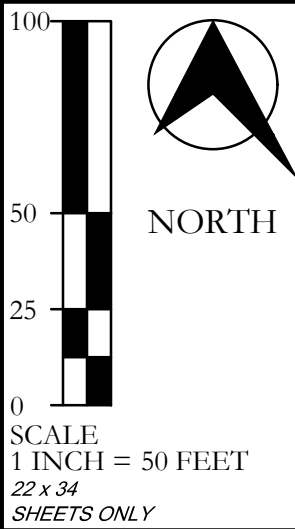
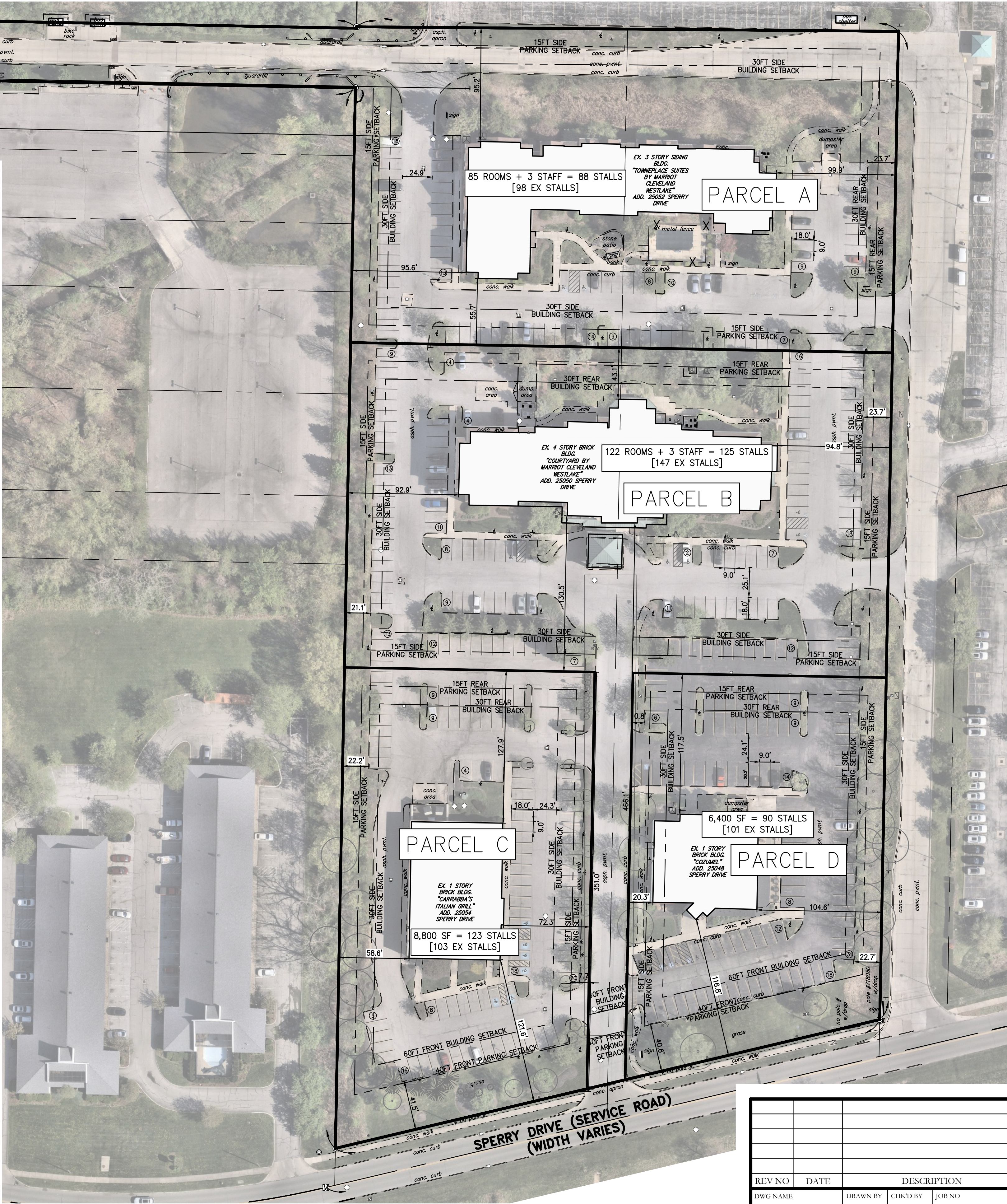
<sup>1</sup> Side Parking Setback Variance needed for 15 ft, from required 15 ft. setback to 0 ft.  
<sup>2</sup> Side Parking Setback Variance needed for 15 ft, from required 15 ft. setback to 0 ft.  
<sup>3</sup> Rear Parking Setback Variance needed for 15 ft, from required 15 ft. setback to 0 ft.

ZONING INFORMATION

CURRENT ZONING – INTERCHANGE SERVICES "IS" (RESTAURANT)

| CODE SECTION  | SUBJECT                      | REQUIRED BY ZONING CODE           | PARCEL C PROVIDED                | PARCEL D PROVIDED    |
|---------------|------------------------------|-----------------------------------|----------------------------------|----------------------|
| 1216.08       | MAX. HT. OF BLDG             | 60 FT                             | –                                | –                    |
| 1216.04       | MIN. LOT SIZE                | 2.0 AC                            | 1.81 AC <sup>4</sup>             | 1.53 AC <sup>5</sup> |
| 1216.06       | FRONT YARD SETBACK – BLDG    | 60 FT                             | 121.6 FT                         | 116.8 FT             |
| 1216.06       | FRONT YARD SETBACK – PARKING | 40 FT                             | 41.5 FT                          | 40.6 FT              |
| 1216.06       | SIDE SETBACK – BLDG          | 30 FT                             | 58.6 FT                          | 20.3 FT <sup>6</sup> |
| 1216.06       | SIDE SETBACK – PARKING       | 15 FT                             | 7.7 FT <sup>7</sup>              | 10.8 FT <sup>8</sup> |
| 1216.06       | REAR SETBACK – BLDG          | 30 FT                             | 127.9 FT                         | 117.5 FT             |
| 1216.06       | REAR SETBACK – PARKING       | 15 FT                             | 0 FT <sup>9</sup>                | 0 FT <sup>10</sup>   |
| 1221.04       | MIN. DRIVE WIDTH (2 LANE)    | 24 FT                             | 24 FT                            | 24 FT                |
| 1221.04       | MINIMUM PARKING STALL SIZE   | 18 FT x 9 FT                      | 18 FT x 9 FT                     | 18 FT x 9 FT         |
| 1221.05(d)(2) | MINIMUM # OF SPACES          | 1 STALL PER 50 SQ FT SERVICE AREA | 103 [123 REQUIRED] <sup>11</sup> | 101 [90 REQUIRED]    |
| 1216.07       | LOT COVERAGE                 | 15%                               | 11.2%                            | 9.6%                 |

<sup>4</sup> Minimum Lot Size Variance needed for 0.19 ac, from required 2.00 ac to 1.81 ac.  
<sup>5</sup> Minimum Lot Size Variance needed for 0.47 ac, from required 2.00 ac to 1.53 ac.  
<sup>6</sup> Side Building Setback Variance needed for 9.7 ft, from required 30 ft. setback to 20.3 ft.  
<sup>7</sup> Side Parking Setback Variance needed for 7.3 ft, from required 15 ft. setback to 7.7 ft.  
<sup>8</sup> Side Parking Setback Variance needed for 4.2 ft, from required 15 ft. setback to 10.8 ft.  
<sup>9</sup> Rear Parking Setback Variance needed for 15 ft, from required 15 ft. setback to 0 ft.  
<sup>10</sup> Rear Parking Setback Variance needed for 15 ft, from required 15 ft. setback to 0 ft.  
<sup>11</sup> Minimum Parking Spaces Variance needed for 20 stalls, from required 123 stalls to 103 stalls.



| REV NO       | DATE     | DESCRIPTION |
|--------------|----------|-------------|
| DWG NAME     | DRAWN BY | CHKD BY     |
| 15165-PRELIM | KMK      | GHW         |
|              |          | JOB NO      |
|              |          | 15165       |