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June 20, 2023

West Elevation

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 378 Sq. Ft. deviation to a minimum 30% of area for fenestration on a primary façade to allow for 240 Sq. Ft. of fenestration on the west elevation instead of the minimum 378 Sq. Ft. of fenestration required, resulting in a 37% deviation.

Justification: This is a retail hardware store that seeks to maximize wall space. If more storefronts were implemented, it would result in a film being applied, supplying no additional transparency from the street. Mitigation techniques have been utilized to make up for the deficiency.

- **LDC Section 8.7(C)(3)(d)(ii), Articulation:** Two (2) articulation deviation from the required three (3) articulation on a primary façade to allow one (1) articulation on the west elevation, resulting in a 67% deviation.

Justification: This is a simple tilt up building. Depth has been added at the fenestration areas in order to create additional scale and rhythm. Also, a brick banding has been applied to create further articulation. Mitigation techniques have been utilized to make up for the deficiency.

North & South Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 304 Sq. Ft. deviation to a minimum 30% of area for fenestration on a primary façade to allow for 476 Sq. Ft. of fenestration on the north & south elevation instead of the minimum 780 Sq. Ft. of fenestration required, resulting in a 39% deviation.

Justification: This is a retail hardware store that seeks to maximize wall space. If more storefronts were implemented, it would result in a film being applied, supplying no additional transparency from the street. Mitigation techniques have been utilized to make up for the deficiency.

ATTACHMENT 4

- **LDC Section 8.7(C)(3)(d)(ii), Articulation:** One (1) articulation deviation from the required three (3) articulation on a primary façade to allow two (2) articulations on the north & south elevation, resulting in a 33% deviation.

Justification: A brick banding has been applied to create further articulation. Mitigation techniques have been utilized to make up for the deficiency.

East Elevation

- **LDC Section 8.7(C)(3)(d)(ii), Articulation:** One (1) articulation deviation from the required one (1) articulation on a rear façade to allow zero (0) articulations on the east elevation, resulting in a 100% deviation.

Justification: This is the service side of the building and least visible from the street or parking lot entrance. Mitigation techniques have been utilized to make up for the deficiency.

Mitigation Techniques:

1. (12) Other Mitigation: Brick wrap around
2. (11) Public Art Contribution: \$ 1,500 donation
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Thank you for your assistance.

Sincerely,



Joel A. Setzer
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