

**CAMPBELL COMPOUND  
DRB #1011223**

**7-LOT PRIVATE COMMONS DEVELOPMENT**

**DESIGN VARIANCE REQUEST JUSTIFICATION:**

1. DESIGN VARIANCE REQUEST:  
*CAMPBELL ROAD—NO CURB OR SIDEWALK*

DPM REQUIREMENT:  
DPM requires curb and sidewalk for a residential street.

JUSTIFICATION:  
There is no curb or sidewalk in Campbell Road east of Campbell Court, so a new sidewalk would not connect to an existing sidewalk. Campbell Road has shoulders that are used by pedestrians and bicyclists. There are trees along the street that may need to be removed if curb and sidewalks are constructed. By not constructing curb and sidewalks on the south side of the street, the rural-type aesthetics of the neighborhood would be preserved.



2. DESIGN VARIANCE REQUEST:  
*KAYLA LANE—24' PRIVATE ACCESS EASEMENT; NO SIDEWALKS*

DPM REQUIREMENT:  
DPM requires 38' access easement, gravel surface and 4' sidewalks both sides.

JUSTIFICATION:  
There is no sidewalk in Campbell Road that connects to the subdivision. There are other surrounding subdivisions with no sidewalks. The street will be paved with asphalt and pedestrians within the subdivision can walk on the estate curb and street. Since there are only 7 lots, traffic in the subdivision will be minimal.

