

Required Variance standards

Exhibit B Responses

March 6, 2023

- 1) **The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and by granting the variance the new single-family home proposed to be built will fit seamlessly in conjunction with the existing homes.**

The variance being requested is to go back to the original 6 feet side yard setbacks that were in place prior to 1989 subdivision setbacks. It seems most newly built homes in the immediate area are using the maximum allowed space to build on, I am seeking approval to use the original side yard setback requirement that the lot had before it was purchased by the neighboring lot in 2010 with the commitment to preserve the harmony and character of the existing homes.

- 2) **Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and**

My property (715 Center Street) is only 50 feet in width. Using the post 1989 subdivision setbacks allows only 34 feet of buildable space, leaving the home I plan to build short by 2 feet of buildable space. My home that I planned on building requires 36 feet of buildable space which would fit perfectly according to the pre-1989 subdivision setbacks. Furthermore, I would like to address the fact that before I purchased the property, I did my due diligence and reached out to the village to confirm what the side set back requirements were on this property. At that time, I received a response from Dina Hagan who confirmed that the side yard setbacks were 6 feet on either side. Pleased with this information I prepared a home plan that would meet these requirements. I can share the email from Dina Hagen if needed.

- 3) **The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial deterrent to adjacent property.**

Noting that both homes on adjoining sides of my property are both newer constructed homes, the plan for my home is to keep consistent with similar likeness and quality of exterior features to maintain the character of the neighborhood. I am in full agreement with maintaining the look and feel of the neighborhood with similar roof lines, siding, and overall construction materials. The variance I am requesting is simply to allow the 6-foot side yard setbacks on both sides of the property to keep the position of the home balanced and seamlessly blending in with the adjacent properties, just as other properties in the area are of similar manner.