EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance for a Variance from Section 6-2-10:1 and 6-2-10:5 to Permit a Detached Garage

1. **The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan;**

   Granting the variance for the proposed garage construction is consistent with the broader objectives outlined in the zoning code and comprehensive master plan. It promotes adequate space provision, maintains property values, preserves neighborhood character, and aligns with prevailing development patterns, thereby contributing to the overall improvement and welfare of the community.

   Provision of Adequate Space and Amenities: The proposed garage aims to provide adequate space for vehicle accommodation, storage, and potential workspace, aligning with the zoning code's objective of ensuring proper living and working conditions on residential properties. This supports the comprehensive master plan's goal of improving public health, safety, comfort, and convenience.

   Conservation of Property Values and Aesthetics: Despite requiring a variance, the proposed garage intends to maintain the aesthetic appeal and functionality of the property. By considering the existing yard configuration and neighborhood framework, the variance request aligns with the zoning code's objective of conserving the value of buildings and encouraging appropriate land use throughout the city.

   Preservation of Neighborhood Character: The proposed garage's position in the southeast corner, along with the preservation of exposed rafters and original corbels, ensures that the neighborhood's character is preserved. This aligns with the comprehensive master plan's objective of zoning all properties to conserve the value of buildings and maintain the area's character.

   Community Precedent and Consistency: Considering the similar improvements in the area, properties in the immediate vicinity have been improved in a similar manner, with detached garages or structures exceeding standard zoning requirements. This indicates a common practice within the neighborhood and suggests that the proposed variance aligns with the prevailing development patterns without significantly altering the area's essential character. This supports the comprehensive master plan's goal of promoting appropriate land use and development patterns throughout the city.

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;**

   The property's unique combination of lot configuration, existing yard layout, and functional necessity for the garage creates special and unusual conditions that would result in practical difficulties or exceptional hardships if strict enforcement of the zoning code were applied. These conditions are not self-imposed or financially based but rather inherent to the property's circumstances, making compliance with standard code requirements challenging and impractical without the requested variance.

   Lot Configuration: The shape of the lot creates challenges for efficient utilization of space. The 500 block of Chicago Avenue does not have an alley. The garages are along the back property lines with a driveway to the street. 526 E Chicago Avenue has an existing single-car garage in the southwest corner approx. 2' from the west and south property lines. There is also an 8' north-south property line mid-yard. Constructing the proposed garage 2' from the west property line, 7' from the south property line, and 5' from the mid-yard north-south property line is the most efficient use of space and aligns with the neighboring garages. This is the most visually appealing location as well.

Exhibit E

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance for a Variance from Section 6-2-10:1 and 6-2-10:5 to Permit a Detached Garage

Existing Yard Configuration: The current configuration includes a concrete pad adjacent to the existing single-car garage which establishes the intended area for the detached structure. This existing condition further justifies the location of the proposed 2-car garage without significantly altering the property layout.

Functional Necessity: The proposed garage is essential for storage, vehicle accommodation, and workspace. The proposed 24' x 28' garage takes into consideration the maintenance needs for the property including storing the vintage storm windows and screens as well as the standard expectation for modern vehicle storage. These functional requirements present a unique circumstance that makes strict compliance with the zoning code challenging without compromising the property's usability and practicality.

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

Granting the requested variance for the construction of the detached 2-car garage will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties for several reasons:

Consistency with Neighborhood: The proposed garage, while requiring a variance, remains consistent with the character of the neighborhood. While properties in this neighborhood predate modern vehicles, they have upgraded to standard garages to accommodate modern expectations and needs. The proposed garage has been designed to mimic the character of the existing structure and home with the exposed rafters along the roofline and utilizing the decorative architectural corbels. The variance aligns with the prevailing conditions and does not introduce an element that is inconsistent with the surrounding properties.

Minimal Impact to Adjacent Properties: By positioning the garage 2' from the west property line, 7' from the south property line, and 5' from the mid-yard north-south property line, the structure will be aligned with the adjacent garages. This balances yard space while maintaining neighborhood sight lines.

Exhibit E