

STANDARDS FOR VARIATIONS

- 1) *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive Master Plan.*

The variance proposed has been designed to maintain the existing character of the property and neighborhood, while allowing a vast improvement to the interior conditions of the home via this minimal rear yard encroachment.

- 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 location across from Highlands Elementary School is unique, as driveway access via S. Brainard St. is not allowable by Code. This requirement forced a unique lot geometry to provide driveway access via Victoria Ct. The result is that the existing home's Garage is in the rear of the home.

Notably each neighboring property along S. Brainard St. has a driveway with direct access to Prairie Ave. or Victoria Ct. without the need for a unique flag lot geometry.

The 21.8 ft rear yard setback for this property allows for an addition of only ~12 ft depth. An addition of this size and shape would not provide practical or worthwhile interior spaces.

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

The massing and details of the proposed addition are designed to maintain the existing character of the home and neighborhood. These include maintaining similar building materials and making use of window shapes and roof geometries found in the neighborhood.

Neighboring homeowners have pledged support for this proposed addition via the letters included in this submittal.

Should you have any questions, please feel free to contact us. We appreciate your consideration in this matter.

Sincerely,

Thomas Architects



Thomas Budzik, AIA