

Petition for a deviation to the Platted Setback

Answers to Section 7-1-8:2.3

1). *The petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner; and*

Allowing the deviation to 520 Highland Avenue will not interfere with the City's ability to provide services to 520 Highland Avenue as most homes in this zoning district are 30' setback compliant and don't interfere with City services. Allowing this deviation puts 520 Highland Avenue in line with the neighboring homes and allows a beautiful front porch and reasonably sized garage/mudroom to be added. When many of the surrounding homes are placed at a 30' setback, our request is only to utilize the property in front of our house to be consistent with our context. This will allow 520 Highland Avenue to conform to the R1B zoning. This deviation will not result in an improvement that is out of character or inconsistent with the remainder of the neighborhood.

2). *The requested subdivision deviation is not contrary to the intent and purpose of the provisions of this Title.*

The zoning district for 520 Highland Avenue is R1B, which is a 30' setback. Allowing 520 Highland Avenue the 30' setback would conform to the zoning standards of the neighborhood. Remodeling 520 Highland Avenue, adding a front porch and a reasonably sized garage, is more about conforming to the neighborhood and therefore maintaining the overall intention of the underlying zoning district.