

Required Variance Standards EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

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

The proposed improvement complements other improvements in the neighborhood. It will be of high architectural character and replace an aging structure. This will contribute towards the overall value of the surrounding neighborhood.

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

Practical difficulties would include loss of yard and green space if forced to relocate structure due to standards. Mature parkway trees may be impacted by relocated drive.

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 proposed improvement will not dramatically alter the street view from the current structure. The property has an alley on the rear yard and no direct rear yard neighbors. The adjacent side yard will be built with no alteration to the code.