

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.

The requested variance would not cause increased street congestion or undue concentration of population. It would not cause overcrowding of land or reduction of light, air, or open spaces. It would not have a negative impact on public services or the value of our property or the adjacent properties. It would not change the use of the land or have a negative impact on draining or erosion. It would not change the pattern of relationship between residential, business, and industrial uses and would not be a nuisance for anyone. It is only a small change that we are requesting which would not result in a significant difference from the current driveway guidelines.

2. Strict enforcement of the 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.

Our house, constructed in 1946, and has a 15-foot-wide one-car garage which extends 11'-8" beyond the building set-back line. Many other lots in our zoning district have two or three car garages with much more hardscape allowed. We are not asking to have the same amount of hardscape as the other house, but only are looking for slightly more than is permitted in the driveway guide to allow a larger area for our kids to play basketball and to have a visually appealing extension of that hardscape to the side yard walk on the east side of the garage. This will also add a handicap-accessible path to the back yard even if a car is parked in the driveway.

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

The variance, if granted, will not alter the essential character of the neighborhood. In fact, many other houses in the neighborhood have similar paver extensions of their driveway similar to what we are proposing. The adjacent property to the pavers which are the subject of this variance is an auto-service shop that also rents U-Haul trucks and the property is separated by an alley. This will not be a detriment to that property. On the other hand, the new concrete and paver driveway will look much nicer than the current cracked concrete driveway that covers only a portion of the width of the garage. The new pavers leading to the side yard walk will be balanced by a 3' paver accent on the other side of the driveway connected to the front walk.