

Section 6-3-6:2 (Variances: Standards for Granting a Variance)

2.1.The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; ***The front yard setback requirement is 100' because the subject property is located across the street from residential property. The purpose of this setback requirement is to ensure appropriate separation between different uses. In this case, the building itself meets the setback requirement, but the parking does not. Therefore, we are requesting a setback variance pursuant to Section 6-8-C-7:1 for the parking area to be located 75.1' from the property line. The parking lot will be sufficiently landscaped, and the parking spaces face the building, minimizing the impact on the surrounding residential uses.***

2.2.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; ***Currently, there is a detention pond on the south portion of the property that serves both the subject property and the Metro Storage property to the east. The location of this pond reduces the useable area of the property. Enforcing the 100' front yard setback requirement would further reduce the developability of the property and create a hardship.***

2.3.The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. ***The variance would not alter the essential character of the neighborhood. The parking on the Metro Storage property to the east and the parking on the property to the west also do not meet the setback requirement. When the Metro Storage property to the east was developed, a cross-access easement was platted between this property and Metro Storage with the intention that the area be utilized for parking/access to the Metro Storage access point on North Aurora.***