

Petitioners: Bruce and Linda Chvalovsky
Property: 422 E. Franklin Avenue

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance

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

The purpose and intent of the setback, height and bulk requirements of the Zoning Regulations are to insure (a) an adequate supply of light and air and (b) compatibility with the surrounding neighborhood. This proposed garage, with the requisite variances, is consistent with these objectives. The proposed garage will maintain and enhance the residential character of the neighborhood in compliance with the Comprehensive Master Plan.

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

The special and unusual condition of this property is its location within the Historic District neighborhood. As with many older homes in the Historic District, space is minimal and inadequate by today's standards. The requested variances will allow the Petitioners to provide standard room to fit two (2) cars easily in the proposed garage and storage.

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 Petitioners' property is located in the Historic District which includes a variety of land uses, housing products, housing styles, building heights and lot layouts. The proposed garage complies with the guidelines of the Historic Building Design and Resource Manual in that the garage will be located behind the primary structure with access from the alley as the current garage. In this neighborhood, many detached garages have interior side yard setbacks less than five feet in width, and have alley access on the rear property line. The new garage will improve the aesthetics of the Petitioner's property and the alley in general. The garage is compatible in terms of size, scale and placement with other garages and structures in the Historic District and along his alley. The garage will not be visible from Franklin Avenue. It will blend in with the surrounding neighborhood aesthetics. This proposed garage will maintain and enhance the residential character of the neighborhood.