

Response to Standards- Exhibit B

1. The protection of the public health, safety, comfort, convenience and general welfare of the people will not be interfered with if this variance is accepted. The overall intent of the zoning code will be in high esteem, beyond the variance presented. The comprehensive master plan will still be maintained if this specific variance is granted, as the key themes of the plan will still be in place. The residence would like to add an addition, needing to disobey the required 30 foot rear-yard setback. This property addition will only benefit the town, as well as meet its aesthetics. This property addition does not interfere with the neighboring residences nor does it increase congestion in the public streets. This addition does not increase the danger of fires, nor does it interfere with other ordinances enacted by a municipal authority, as well as being in accordance with the master plan.

2. The shape of the lot does not dramatically change the front yard, side yard, or rear yard; The lot shape doesn't prohibit the property owner from building an addition in a manner that would meet the setback requirements. The undue hardship is that the property resides close to the rear-yard setback, all while the side-yards do not have buildable space. The addition has no other place besides the east facade to reside. The practical difficulty complained of was not created as a result of any action taken by the resident or it's predecessors in interest of the property which was unlawful, or which could have been reasonably foreseen to create difficulty in complying with the ordinance for future improvements.

3. Granting this variance will not be detrimental to the public welfare or injurious to other property/improvements in the neighborhood. The addition to the property is distinctive, individual, and does not apply to a substantial portion of the neighborhood. The addition does not alter the essential character of the neighborhood or endanger public safety in any means whatsoever. This is a private residence addition and doesn't allow public occupancy.