

Response to Variance Standards (Exhibit B)

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

We seek an 11' variance to build a the 3-season room. This addition will be consistent with, and not detrimental to, the neighborhood. The neighboring properties are of the same shape, size, and bulk as our home and our proposed improvements. There is a nearby home at 2220 River Woods Dr. which has a similar addition to what we propose. Other nearby properties have similar architecture as well.

We are not the original owners and we did not build this home. Since my property has a front setback that is greater than the minimum requirement, our useable back yard depth is impaired. Therefore, we seek a variance that allows us to have full enjoyment of the property without any adverse effect on the neighborhood or adjacent Oak Ridge Parkway.

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.

The location of a decades-old, majestic oak tree on my property makes it difficult to build an addition on my home within the required setback. As a result, I am seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. The three season room that we intend to build will allow us to enjoy a mosquito-free living space. Also, the location of my home at the end of the cul-de-sac results in a very shallow property depth as compared to the surrounding homes. Furthermore, my property backs up to the Oak Ridge Parkway, so my addition will not encroach upon any residents.

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

As noted above, the variance, if granted, will not in any way alter the essential character of the neighborhood, and it will not be a substantial detriment to the adjacent properties. We will obtain written endorsements from all nearby residents to demonstrate their support for this variance request.

Thank you for your consideration,
Kimberly Wolf
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