

2012 Corporate Lane, Unit 140

Standards for Granting a Zoning Variance

Section 6-3-6:2

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

The general purpose and intent of the Ordinance is to provide for adequate parking. Petitioner's peak occupancy, of 16 – 25 participants, will be during non-business hours. Over 90% of the Subject Property building contains businesses that operate during standard business hours (see Detailed Description of Variance Request, Site Plan, and Tenant Roster). The site contains 238 parking spaces, of which 25 are dedicated to the Petitioner's use. With the dedicated parking spaces, and the open parking available during the evening and weekends, there is more than adequate parking available for the Petitioner's intended use without adversely impacting the current tenants, or the general area.

Therefore, the requested variance would be in harmony with the general purpose and intent of the Ordinance.

- 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 unique business hours of the underlying business negate any impact on parking. Strict enforcement of the title would impose a hardship on the Petitioner.

- 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 Zoning Designation for the Subject Site, and surrounding area is ORI, with existing uses compliant with the ORI designation.

Therefore, the granting of the variance request would be consistent with, and not alter, the essential character of the neighborhood.