

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign

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

The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent](#) of the Zoning Code) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.

Explanation: The Zoning Code in this case does not seem to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. The city stated that we could build a larger room, as long as it has a detached room with a distance of 10' from our home. This would place the room closer to the property line. We are requesting a variance to keep the room attached to the home, which would keep it farther from the property line. By granting the variance, you would not be compromising the public health, safety, comfort, convenience or general welfare by any means.

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

Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").

Explanation: There are virtually zero differences between our property and the properties of our neighbors, yet many of them have screened porches or additions attached to their house that violate the zoning code. The zoning code makes it difficult to accommodate for the spacing for an attached room. Many of the homes with the screened porch have the same model home with a similar design. By granting the variance, it would allow us enough space to make the screened porch useful and would allow our home to better fit in within the neighborhood

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

Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?

Explanation: The variance will result in an improvement to our home that will make it more consistent with the surrounding area. No surrounding properties will be impacted by the variance I am requesting. Our neighbors are in full support of our variance because it does not affect their property. Many of the homes around us have a similar screened porch or addition.