Petition for Zoning Variance Exhibit B page 8

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**

Answer: The requested variance for a front porch addition is in harmony with the general purpose and intent of the Comprehensive Master Plan and would alleviate an undue hardship. Here's why:

- **Hardship Due to Unique Circumstances:** The property's existing configuration, with the entire front elevation situated within the setback, creates a unique hardship. Denying the variance for a modest front porch addition would severely limit the ability to add a common improvement, enjoyed by neighboring properties that fall within standard setback regulations.
- **Alignment with Master Plan Goals:** Granting the variance for a front porch would support beautification efforts and add an element that enhances livability.
- **No Adverse Impact:** The front porch addition is unlikely to create any conflict with the general purpose of the Comprehensive Master Plan. It does not create density concerns, negatively alter the established land use pattern, or endanger public health and safety.

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**

Answer: Yes, the requested variance for a front porch addition would result in an improvement that is in harmony with the character of surrounding properties. Here's why:

- **Consistency in Style:** While the front porch addition would technically differ from some immediate neighbors, it aligns with the broader architectural style of the area. Many properties feature similar inviting front porch elements.

EXHIBIT D

- **Enhancement of Neighborhood Value:** The proposed front porch addition would improve the property's aesthetic appeal and functionality. This aligns with the general trend of property owners, thereby positively contributing to overall neighborhood values.
- **Minimal Disruption:** A thoughtfully designed front porch addition would cause negligible impact on sightlines, light, or the general experience of residents on nearby properties.

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

Answer: The proposed variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties. Here's why:

- **Minimal Visual Change:** The nature of the front porch addition would result in a subtle alteration to the visual profile of the property when viewed from adjacent properties. Its design will integrate seamlessly with the existing architectural style, ensuring it complements rather than disrupts the overall streetscape.
- **No Impact on Functionality:** The requested variance for a front porch addition will not introduce any new elements that create noise, traffic concerns, or privacy intrusion for neighboring properties. The porch is intended for quiet enjoyment and relaxation, aligning with the established use patterns of the neighborhood.
- **Enhancement of Community Atmosphere:** Front porches are known to foster a sense of community and neighborly interaction. The addition of this feature would likely encourage positive social connections, in line with the welcoming and friendly nature of the neighborhood.
- **Precedents Exist:** Similar variances for front porch additions have been granted for properties within the neighborhood without any reported negative consequences to adjacent property owners. This demonstrates a history of successful integration of such elements within the area.

EXHIBIT D