

REQUIRED EXHIBITS

EXHIBIT 8: Section 6-3-6:2: Standards for Granting a Zoning Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and
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
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

Response:

The requested zoning variance will only improve aesthetics in the neighborhood all the while not disturbing in any way the comprehensive master plan. This petition plans to do just that by upgrading the existing fencing construction materials from chain link to an ornamental iron fence on the south elevation. The remaining portion of fencing located on the west property line will be removed and replaced with new similar materials matching the same overall height.

Strict enforcement of the current allowable maximum fence height may pose a safety and security hardship/concern for the church. Examined from a safety perspective the existing 12' fence height provides a safety barrier for the elementary school children playing outside during recess. Similarly, from a security standpoint the 12' fencing deters unauthorized personnel from accessing the school property. Disallowing the requested variance can directly compromise the safety of the children and the security of the school facility.

If granted, the requested variance will only improve the feel and aesthetics of the surrounding property and neighborhood. The proposed fence emulates the current heights of the existing fence. In addition, a portion of the proposed fencing construction materials are comprised of masonry and ornamental iron which is a vast upgrade over the existing chain link. As a result of granting the proposed variance the school children may remain safe, the school facility may remain secure, and the adjacent property values are poised to increase.