

RESPONSE TO STANDARDS – EXHIBIT B

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 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. In this Variance we are applying to construct an attached 3 season room, size 18'x15', however a section of the of the addition is over the 25' Building Line. The Zoning Code states that it will “Improve” and protect the public health, safety, welfare, convenience, and “Comfort” of the people. The proposed 3 season room will most definitely “improve” the “comfort” of the homeowners. Rest assured that the overall intent of the zoning code and the comprehensive master plan will still be maintained. By granting the variance, you would not be compromising the public health, safety, comfort, convenience, or general welfare by any means. Please note that the 3-season room proposed is 270 S.F. of which 81 S.F. of the addition is over the Building Set Back line.

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 lot shape and the 25' Building Line prohibit the property owner from building an addition in a manner that would meet the setback requirements. The undue hardship is that the property resides close to the rear-yard Building setback Line. The property is different because it was built with a rear door set closely to the Building Set Back Line, where we propose the homeowners would exit the rear door onto a 3-season room. If we were to adhere to the setback line, we would have a 3-season room that would not be useable space. The proposed 3 season room would give adequate room for the homeowners to have comfortable and a convenient living space. Because of the current set back Building Lines, it makes it difficult to comply with the standard code requirements. By granting the variance, it would allow us enough space to make the 3-season room useful and would allow our home to better fit in within the neighborhood Please note that only 81' S.F. of the proposed 3 season room addition would be built over the Building Line.

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 addition to the property is distinctive, individual, and does not apply to a substantial portion of the neighborhood. The addition does not alter the essential character of the neighborhood or endanger public safety in any means whatsoever. This is a private residence addition and doesn't allow public occupancy. The variance will result in an improvement to our home that will make it more consistent with the surrounding area.