

D&K Wake Resubdivision

1. Response on the request for a variance for the setback (variance to Section 6-6B-7:1).
  - a. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan: **By granting the variance for the setback, the proposed lot sizes will be more consistent with the character of the neighborhood; and***
  - b. *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: **Without the acceptance of the variance a hardship would be incurred, reducing the width of the lot at 804 Jackson Avenue not consistent with the neighborhood and therefore a less practical, narrower home; and***
  - c. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property: **The property at 724 Jackson Avenue existed prior to the lot consolidation and the house thereon was constructed approximately 8 years ago. The existing home will revert to the original build configuration and have side yard setbacks of a minimum of 6'.***