

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 a 17'x17' (289 s.f.) Pavilion with Natural Gas Fireplace, however, our projects now exceed the required 25% of rear or interior side yard coverage. The Zoning Code states that it will “Improve” and protect the public health, safety, welfare, convenience, and “Comfort” of the people. The proposed Pavilion and Fireplace 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 of the public 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; The homeowners have received approved plans / permit to install an inground swimming pool in the back yard with a paver patio. Constructing the proposed Pavilion and Fireplace would allow for an area to lounge while enjoying the pool area. Because of the current setback 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 outdoor living features useful and would allow our home to better fit in within the neighborhood. Not only will we be increasing the homeowner’s quality of life but increasing the property values. The restricted 25% rear yard coverage would cause a financial loss to the homeowner due to the already approved and constructed inground pool area.

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.

EXHIBIT C