

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
 - a. The variance is in harmony with the general purpose as the addition will be placed further back from the front yard to align with the back wall of the existing home. The addition includes a 17' long screened room adjoined by a 5' long entry deck. The screened room addition is 44' 7" from the front of the house. The screened room plus entry deck is 39' 7" from the front of the house. The current deck, which is to be removed, is 30' 10" from the front of the home. The addition, in its entirety will be placed further back from the home and the existing deck.

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
 - a. Strict enforcement of this Title would impose difficulty in adding any screened room like those already in place at neighboring properties. The floor plan at 384 River Bluff Circle best accepts a side-of-the home addition because an addition to the back of the home would disrupt existing floor-to-ceiling windows and encroach on the 30' rear yard setback. The improvement also includes removal of the existing deck in disrepair and removal of unsightly white landscape rock and stacked cement pavers found beneath the deck all to be replaced by mulch and a native garden.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The variance would be in character with or improve the character of the neighborhood as it is planned to be exactly like the side-of-the home addition at 415 River Bluff Circle which was approved by the Planning and Zoning Commission in 2017. Both homes, 384 River Bluff Circle and 415 River Bluff Circle have the same floor plan. This addition fits with the character of the neighborhood as it is similar to back-of-the home room additions at 398 River Bluff Circle, and 395 River Bluff Circle. Nearby homes, 394 River Bluff Circle has a screened room at the back and side of the home and 380 River Bluff Circle has a screened room addition at the back of the home. The variance would improve the use of the addition allowing for comfortable placement of furniture including a glider, table and chairs and a rocker.