

**Exhibit 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance**

- 1. The variance is in harmony the general purpose and intent of the Title and the adopted comprehensive master plan;**

The requested variance is in harmony with the existing overall intent of the zoning code and the master plan would still be maintained through the extension of this variance. The Eagle Chase subdivision was built in the mid 1980s and the homes are well spaced and all homes have some sort of permanent deck or patio established. The current and the proposed deck which follows the same identical footprint aligns well with the look and feel of the neighborhood.

- 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 pie shaped backyard portion of the lot at 501 Larkspur presents challenges in the buildable area for the deck. There are limited options due to lot size and shape of the backyard. In addition, the orientation of the home on the lot leaves limited options. The existing deck has been in place for over 30 years with no concerns raised by surrounding neighbors.

- 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 proposed variance, if granted, would not be a detriment as it is a residential deck that follows the exact footprint of the existing deck that has been in place for over 30 years. The proposed deck would not negatively impact the neighborhood but instead enhance its beauty and value.