

## EXHIBIT C - RESPONSES TO GRANTING A ZONING VARIANCE

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan:

The variance to permit parking facilities within five feet of the rear property line of both Lot 1 and Lot 2 is in harmony with the spirit and intent of the Southwest Community Area Plan to allow for B2 commercial zoning for properties directly abutting Route 59 and a and allow for a R2 single family and/or low density residential transitional buffer along Aero Drive.

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:

Absent the variance the Church Property could not be potentially redeveloped in harmony with the current and anticipated future B2 mixed use commercial properties abutting Route 59 and R2 single family and/or low density residential transitional buffer along Aero Drive.

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 character of properties directly abutting Route 59 has drastically changed over the years from a two lane rural single family environment to an intense 6 lane commercial shopping center district. The B2 commercial uses allowed along Route 59 and the R2 single family and/or low density residential transitional buffer along Aero Drive will continue to serve as a transitional buffer to any remaining single family residence to the east of Route 59.

**EXHIBIT 8: Section 6-3-6:2:**

**Standards for Granting a Zoning Variance**

**Variance from 6-9—3:5**

**(Schedule of Off Street Parking Requirement—Parking Class 5)**

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan:

The variance to reduce the number of required parking spaces on Lot 1 is in harmony with the general purpose of the Ordinance because any required parking is available on Lot 2 as protected by a reciprocal ingress and egress easement which will cover both Lot 1 and Lot 2.

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:

Absent the variance the Church Property could not operate as the available parking for the vast majority of the Church parishioners is located on Lot 2. And as discussed above, the shared parking will be protected by a reciprocal ingress and egress easement which will cover both Lot 1 and Lot 2.

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 granting of the variation will not alter the essential character of the neighborhood as the Church Property will continue to operate as it has in the past with its parishioners parking on Lot 2 as granted by the reciprocal ingress and egress easement which will cover both Lot 1 and Lot 2.