

EXHIBIT 1

**Gehl Porch
1331 N. Webster**

Standards for Granting a Zoning Variance Section 6-3-6:2

Variance:

Reduced Rear Yard Setback Variance: From 30 ft., 21 ft. for the construction of an enclosed porch.

- 1. The variance is in harmony with the general purpose and intent of this title.**

The general purpose and intent of this title is to provide for consistent building and sight lines. The existing neighborhood, on the same block as the subject property, has multiple homes with detached garages located in the rear yards. Additionally, the property contiguous with the rear property line of the subject property, has not only a detached garage, but also has a large satellite dish within the rear yard setback area. The proposed variance is much less intrusive of existing building and sight lines, then what currently exists. For the above-stated reasons, the proposed variance is consistent with the general purpose and intent of this title.

- 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 unusual condition that creates this exceptional hardship comes from the age of the underlying subdivision. This subdivision was created in 1922. To now strictly apply modern planning concepts results in unusual conditions whereby the Petitioner's neighbor to the rear can have structures within feet of the property line, while the Petitioner may not do the same. This condition is not found in other, more modern properties in the same zoning district.

- 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 variance would not alter the essential character of the neighborhood, and would be much less of a variance that currently exists on the neighboring properties.