

D&K Wake Resubdivision

1. Response on the request for a variance for the setback (variance to Section 6-6B-7:1).

- a. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan: **By granting the variance for the setback, the proposed lot sizes will be more consistent with the character of the neighborhood; and***
- b. *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: **Without the acceptance of the variance a hardship would be incurred, reducing the width of the lot at 804 Jackson Avenue not consistent with the neighborhood and therefore a less practical, narrower home; and***
- c. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property: **The property at 724 Jackson Avenue existed prior to the lot consolidation and the house thereon was constructed approximately 8 years ago. The existing home will revert to the original build configuration and have side yard setbacks of a minimum of 6’.***

2. Response to the standards for a zoning variance for the 90% rule (Variance to Section 7-4-4:2.4).

- a. *The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan: **The acceptance of the 90% rule variance will have no impact on the character of existing neighborhood as the proposed lot sizes will be returning to ones consistent with the neighborhood; and***
- b. *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: **Without the acceptance of the variance a hardship would be incurred, creating a narrower lot at 804 Jackson Avenue not consistent with the neighborhood; and***
- c. *The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property: **The property at 724 Jackson Avenue existed prior to the lot consolidation and will revert to its original lot size, which is consistent with the neighborhood.***