

Exhibit 1: Section 6-3-6:2: Standards for 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; and

The request for the change in the fence material and height was a request of the current home owners. The additional sound reduction and blocking the view of 248th Street will only improve the comfort of the residence homes.

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

The request for this fence replacement is different then other areas or properties that would fall under the same zoning restrictions because of how close the path and 248th street are to the unit.

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 addition of this fence will only enhance the units effective and will also ad to the entire 24 homesites in the community. It is important to note that this change has the full approval of the HOA of the Ashwood Park Townhome Community.