

VARIANCE CRITERIA RESPONSES

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

This property does not have enough room in the rear yard to accommodate a shed that meets setback requirements. The home is situated in the far back corner of the lot. Additionally, the home does not have a garage for storage space.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The location of the home was pre-existing when the lot was purchased and there was no garage. These are inherent aspects of the property and are not the result of any action by the homeowner.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Our lot is unique in that the placement of our home in the far back corner of our lot does not allow for a shed that meets the setback requirements.

4. How would the literal interpretation of the zoning regulations deprive the applicant of rights, commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Most lots have back yards large enough to accommodate a shed in the rear yard that meets setback requirements. Our lot does not.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The shed is the only storage we have for our outdoor items such as bikes. It is shielded from view by a wooden fence.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

Granting the variance will not negatively affect neighboring properties. The shed is consistent with residential use and is blocked from view by a wooden fence. We've received no objections from adjacent homeowners.

The purpose of the setback is to preserve neighborhood character, visibility, and spacing between structures. The shed does not violate the spirit of the code. It is not a habitable structure, it is low-profile, and it does not affect the look and feel of the neighborhood.