

VARIANCE JUSTIFICATION

1. Why will the granting of this variance not negatively affect the public health, safety or welfare, not alter the character of the general vicinity, and not cause a hazard or nuisance to the public?

This requested variance only serves to grandfather an existing condition. The property has been utilized in the past for commercial purposes via conditional use permits.

2. How will granting this variance not allow an unreasonable circumvention of the requirements of the Zoning Ordinance?

The requested variance is only for relief of an existing condition building/property as it was constructed in ~1930. The property has been operating in a commercial capacity via conditional use permits in recent years.

3. What are the special circumstances which apply to this property and which do not generally apply to land in the general vicinity or in the same zone?

The building on this property was constructed in approximately 1930, and as constructed it leaves insufficient space to accommodate the current buffer standards without altering/demolishing the existing structure.

4. How would strict application of the Zoning Ordinance deprive you (the applicant) of a reasonable use of your land, or create an unnecessary hardship upon you?

Strict application of the buffer standard would require demolition of the existing structure.

5. How are the circumstances of this requested variance not the result of your own actions since the adoption of the zoning regulation (from which you now seek relief)?

The owner did not construct the building. The property was purchased with the existing structure already in place. The buffer area required by zoning code was already occupied by the building at the time of purchase.