

## APPLICANT RESPONSE STATEMENT VARIANCES

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power. If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

***Due to the property not having public street frontage, a variance is requested to remove the requirements of ordinance section 7.726 "street and sidewalk area requirements". The property is currently served by an easement to the South. Ordinance section 7.726 is intended for properties with public street frontage and therefore should not apply to the subject property.***

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

***The property is situated behind the parcels having frontage on Mauldin Drive and is served only by a private easement. No public road frontage exists.***

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

***Due to the lack of public road frontage, the regulations found in the ordinance cannot be applied.***

4. Such conditions are peculiar to the particular piece of property involved.

***This property is landlocked and only served by a private access easement. This is a peculiar condition not normally encountered.***

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

***Even if the parcel had public road frontage, the surrounding parcels have been developed and do not appear to meet the regulations found in this ordinance section.***

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

***The property is currently developed and the expansion of the existing building is proposed on the other side of the property and opposite of the existing, private entrance. The portion of the property where the building is to be expanded was already previously graded with most of the area being considered impervious in the existing condition. The proposed building expansion was considered when the property was purchased and developed by the applicant. No substantial detriment to the public or impact to the intent of the ordinance is anticipated.***

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

***This property is landlocked and only served by a private access easement.***

8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.

***Without the requested variance, the application cannot comply with the ordinance section due to the unique constraints of being landlocked without public road frontage.***

9. The condition from which relief or a variance is sought did not result from willful action by the applicant

***The property was subdivided and sold off prior to the existence of the ordinance section and was not due to a willful act of the applicant to avoid the regulations.***

10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.

***The variance is only requested due to unique hardships with the location of the property. The existing, private ingress/egress will not be compromised and circulation around the building is to be maintained. The general welfare of the inhabitants of the city is anticipated to improve with the expansion of the applicant's building and by the continued service our company provides in the area.***

1. Explain requested variance.

***Due to the property not having public street frontage a variance is requested to remove the requirements of ordinance section 7.729 "street facade requirements". The property is currently served by an easement to the South. Ordinance section 7.729 is intended for properties with public street frontage and therefore should not apply to the subject property.***

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

***The property is situated behind the parcels having frontage on Mauldin Drive and is served only by a private easement. No public road frontage exists.***

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

***Due to the lack of public road frontage, the regulations found in the ordinance cannot be applied.***

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***Even if the parcel had public road frontage, the surrounding parcels have been developed and do not appear to meet the regulations found in this ordinance section.***

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

***The property is currently developed and the expansion of the existing building is proposed on the other side of the property and opposite of the existing, private entrance. The portion of the property where the building is to be expanded was already previously graded with most of the area being considered impervious in the existing condition. The proposed building expansion was considered when the property was purchased and developed by the applicant. No substantial detriment to the public or impact to the intent of the ordinance is anticipated.***

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