
SOLOMON DEVELOPMENT SERVICES # Z097-17

**APPLICANT RESPONSE STATEMENT
VARIANCES**

1) Explain requested variance.

The Parkway Overlay requires a white three board fence along the Highway 92 road frontage. The required fence is not attractive and is inconsistent with the architectural theme of the development. The applicant proposes to replicate the fencing to the west of the subject property at Claremore Manor. This proposed fencing is more attractive than the required fencing.

2) How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.

The long road frontage will accentuate the white fencing which will be unattractive.

3) How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.

The proposed variance is consistent with the goal of creating an attractive streetscape along Highway 92.

4) How the special conditions and circumstances do not result from the actions of the applicant.

The Applicant didn't create the long road frontage that demands a mixture of fencing rather than monotonous white board fencing.

5) How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.

The requested variances relates specifically to the subject property because of its location on Highway 92 and the development of properties on either side of the property.

6) How no non-conforming use of neighboring lands, structure(s) or building(s) in the same district and not permitted or non-use of lands, structure(s) or

building(s) in other districts shall be considered grounds for issuance of a variance.

The variance is a variance requested to allow for a more attractive streetscape along Highway 92.

- 7) **Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).**

The Applicant's requested variance is based upon development needs and is asking for no other variances.

- 8) **Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.**

The variance will create a more attractive streetscape than is required by the code.

Respectfully submitted this 10th day of February, 2017.

SAMS, LARKIN HUFF & BALLI, LLP

By: _____



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