

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 unusual shape, configuration and limitations of our 3.77 acre property, Royal Residential LLC requests the following variances for our proposed Royal-Woodstock Senior Residences Living Facility.

- a. Encroachment into the twenty-five (25) foot buffer on the west side of the property for the construction of the proposed rear access drive lane for the facility.
 - b. Encroachment into the twenty-five (25) foot buffer on the north side of the property for the construction of the proposed pedestrian walking path/sidewalk and stormwater pond.
 - c. Location requirements as it pertains to the proposed development being located within one-quarter mile radius of commercial retail uses including, but not limited to, grocery stores, pharmacies, and /or medical facilities.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
 3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
 4. Such conditions are peculiar to the particular piece of property involved.
 5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
 6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
 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.
 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.
 9. The condition from which relief or a variance is sought did not result from willful action by the applicant
 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.

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