

APPLICANT RESPONSE STATEMENT- VARIANCES LDO 7.602

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.

The Applicant requests to reduce the buffer adjacent to RD property from fifty (50) feet to twenty-five (25) feet LDO7.602.

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

The subject property has steep topography and stream bank buffers; in addition, it is confined by adjacent U.S. GSA property on two sides. The reduced buffer does not negatively impact the land owned by the Corps of Engineers.

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

The application of the fifty (50) foot buffer would create an unnecessary hardship as the property backs up to U.S. GSA property and not individual homes.

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

This property is unique in that it is adjacent to U.S. GSA property.

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

Other property owners have been able to develop their properties as residential, civic and retail.

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

The intent of the ordinance is to require buffers adjacent to rural landowners; however, this is government owned land and not individual landowners.

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.

The subject property is unique in that it is limited by the steep topography, stream bank buffers and the U.S. GSA land.

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.

Granting of the variance is necessary for the property owners to sell their property

RECEIVED FEB 1 9 2018

to the developer.

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

These are existing conditions on site and do not result from any action from 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.

Granting this application will bring the development of civic, residential, industrial and retail spaces to this area of Woodstock and will ensure the vitality of the area.