

## APPLICANT RESPONSE STATEMENT-VARIANCES

**1. Explain requested variance.**

Applicant requests relief from Section 7.729 Street Façade Requirements to approve elevations as submitted. In particular, Applicant requests relief from 30% glazing on each floor calculated separately and be allowed to place the front entrance steps in a location that is better situated for the product type.

**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 site is an odd shape and due to the odd shape, the townhomes are double stacked. With curb, gutter, sidewalk and the supplemental zone, there is not enough room to extend the front entry stairs the way the code dictates.

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

If the homes were built to the specifications of the code, the number of stairs on the front entrance would be doubled which would be a practical difficulty as well as an unattractive appearance. Forcing compliance with 30% glazing on each floor would make the homes look too busy.

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

This is an oddly shaped property with its curve around Woodstock Parkway and it is difficult to site.

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

Other townhome communities have been granted similar variances for 30% glazing.

**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 ensure an attractive and quality product. The attached elevations show that the Applicant intends to build an attractive and quality home that will be an improvement to the housing stock in the City of Woodstock.

**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 design of these townhomes make the placement of the front entry stairs an important part of the overall look of the exterior. The floor plans of the homes make adding more windows impractical.

**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.**

This property is already zoned for this use and the Applicant has the right to develop the property under that use.

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

The Applicant did not create the condition of the shape of the property.

- 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 variance and approving the elevations as submitted will not impair property values or in any respect impair the general welfare of the citizens of Woodstock. This project will add attractive and quality housing options for residents while contributing to the tax base of the City.