

APPLICANT RESPONSE STATEMENT VARIANCES

1) Explain requested variance.

Seek variances to Article IV of the LDO to reduce lot size and setbacks to 7,500 square feet and setbacks to 15 front, 5 side and 15 rear, instead of 25, 15 and 25.

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 relatively narrow and variances are required to get an 84-lot development which will allow an amenity package on the property.

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

The proposed variances will allow the development of a new single-family neighborhood. Without the requested variances, the development is not economically feasible.

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

The conditions related to the proposed variances are peculiar to the subject property.

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

The proposed development will create a development that is similar to the other Woodstock neighborhoods in the area.

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

There is no detriment to the public good to allow a new residential neighborhood in this area.

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 size and shape of the property is peculiar to the subject property and does not apply to other properties.

- 8) **Granting of the application is necessary for the preservation and enjoyment of a property right and not merely as a convenience to the applicant.**
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The variances are necessary to develop the proposed residential neighborhood.

- 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 conditions that relate to the proposed setback and lot size variances.

- 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 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 variances will not adversely impair the rights of adjacent or nearby properties.