

Variance Justification Form

Variances Requested - State variance(s) requested specifically in detail. Please attach separate sheet(s) as necessary.

MINIMIZING THE REQUIRED SETBACK OF THE WESTERLY PORTION OF THE LOT/PROJECT TO MAXIMIZE THE # OF RESIDENCES WHILE MEETING AND TAKING INTO CONSIDERATION THE SAFETY ASPECT AND REQUIREMENTS OF THE CITY AND MAINTAINING COMMUNITY APPEAL FOR THE CITY, OWNER AND RESIDENCE (POTENTIAL)

Required Findings - Answer each of the following questions "YES" or "NO" and then explain your answer in detail. Questions 1 & 2 must be answered "YES" and 3 & 4 "NO" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? (In other words, explain why it would be difficult to comply with the development standards) Explain in detail. YES

CONSIDERING THE OVERALL LOT DIMENSIONS AND MAXING OUT THE NUMBER OF RESIDENCES TO MEET CITY SATURATION ALONG WITH OTHER SETBACKS AND FIRE HAMMERHEAD AS WELL AS COMMON SPACES, (1) SETBACK NEEDED TO BE MINIMIZED AND/OR SET TO ZERO.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? (In other words, explain what special circumstances this specific property has that would justify the deviation from the development standards) Explain in detail. YES

IT IS A MULTI-RESIDENCE PROJECT. WHILE MEETING ALL OTHER REQUIREMENTS SET FORTH DURING THE PLANNING MEETING, THE SIDE SETBACK MINIMIZED DOES NOT INTERFERE WITH THE NEIGHBORING LOT OR BLOCK VIEWS.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? (In other words, explain how approving such deviations from the standards will not impact the public). Explain in detail. NO

THE CONDOS ARE SIDE FACING AND THE NEIGHBORING RESIDENCES ARE FRONT FACING AND DOES NOT POSE AND CONCERNS OF SAFETY OR DAMAGE TO NEIGHBORING LOTS.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? (In other words, explain how the requested variance is in compliance with the goals, policies and objectives of the General Plan 2025? Explain in detail.

WHILE TRYING TO MEET THE SATURATION REQUEST OF THE CITY AND CONSIDERATION FOR EYE APPEAL AND RESIDENTIAL TRAFFIC TO THE AREA, THE PROTECT + RESIDENCE NUMBERS WERE SCALED BACK TO GIVE APPEAL. ALL OTHER REQUIREMENTS WERE MET WITH EXCEPTION OF THE (1) SETBACK AND THE ENTIRE LOT HAS BEEN FULLY MAXIMIZED TO COMPLY WITH THE SAFETY MEASURES SET BY THE CITY.