

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.
Variance to allow reduction of Linton St.setback from 17' to 14'
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
Lot is a corner lot, requiring front/front setbacks rather than side/front setback restrictions
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
Would prevent garage from fitting on lot .
4. Such conditions are peculiar to the particular piece of property involved.
Garage to be placed on "side" lot but side lot faced with "frontage setbacks"
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
Yes
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
No
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.
Yes
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.
Yes
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
True/Correct
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.
True/correct

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1. Explain requested variance.
Variance to allow removal of streetscape requirements
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
There are no such streetscapes currently on said section of Linton St. or Linton Ct.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
Would place additional undue costs to owner
4. Such conditions are peculiar to the particular piece of property involved.
Would be only home in immediate area to have such streetscapes. Currently no sidewalk
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
Yes
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
No it would not cause detriment
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.
Yes
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.
Yes
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
True/Correct
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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1. Explain requested variance.
Variance to allow expansion beyond 30% of existing gross floor area.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
Current GFA size doesn't allow for the addition of a garage with enclosed mudroom
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
Would not allow for the building of covered parking
4. Such conditions are peculiar to the particular piece of property involved.
No
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
Yes
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
No, it would not cause detriment
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.
Yes
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.
Yes
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
True/Correct
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.
True/correct