

1. Explain the intent of the requested zoning.

Response: The requested zoning modification will allow the Owner of TSOA to provide his corporate headquarters staff with the additional office space they require immediately, due to the company's growth, and provide adequate space to grow the size of their staff over the next ten years. The office space will be comfortable, provide a pleasant work environment that encourages personal and professional growth, and exhibit an architectural style that will be suitable for the surrounding area and provide a timeless aesthetic, while offering a strong corporate image for the company in addition to being a source of pride to the community. The entire site is being landscaped in a way that will bring out the natural beauty of the setting, while providing outdoor areas for the employees and local pedestrians the opportunity to experience the natural setting. The existing Magnolia trees are being protected and preserved to maintain a remembrance of the site's heritage.

A variance is respectfully requested to construct this addition to the existing structure. The new structure's style can be interpreted to apply a type of architectural style that contains updated versions of the "Mid-century Modern" style. This style is not purely modern or contemporary as was the previously approved design for the previous property owner. The features and exterior colors are intended to extend and highlight most of the same materials, colors and features of the existing structure.

A variance is also requested to negate the need to construct the additional streetscape features and a left-turn lane originally requested on the east site boundary at Bentley Parkway. The existing steep grade conditions at the North and East property boundary lines make the installation of sidewalks virtually impossible without the installation of structurally engineered retaining wall (estimated costing upwards of \$800 per lineal foot with a total cost approaching \$130,000.00), also requiring the re-grading of the adjacent berms, then building sidewalks (approaching \$22,000.00) with no tangible beginning and destination, building road curbs and removing many healthy tree specimens. As it now stands, the pedestrian sidewalk would not connect to a sidewalk at either end and would result in little more than just constructing a concrete covering over the disturbed ground covering, along with the destruction of part of the natural features of this particular area. Then, the removal of privately owned and maintained signage (not owned by this site Owner), the median removal, re-paving and striping of this area has been estimated at \$21,000 for work that the Owner does not feel a sense of responsibility for undertaking.

These additional costs would require the Owner to reassess the financial aspects of the entire project, deduct funding from other aspects of the project and cause the project, taken as a whole entity, to lose some of the character and intent as he has envisioned it, and that has been designed into it.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Response: The proposed zoning modification will permit a property use that is comparatively suitable and in agreement in view of the uses and development of adjacent and nearby property.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal will enhance the appeal of the adjacent or nearby properties. The proposed building will promote the design and construction of building using state of the art materials and design principles, helping to continue to raise the building standards and assist the City of Woodstock with its development goals.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

Response: The property to be affected by this proposed zoning is in a very valuable, much desired location within the City of Woodstock down town business district. Its location is strategic and convenient to upscale neighborhoods, other business offices, restaurants, and retail shopping. It has a more than reasonable economic use/value as currently zoned.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Response: The proposed zoning is not intended to provide a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. It is to allow the construction and occupancy of a small corporate office, occupied daily by less than thirty persons. This will not substantially increase automobile traffic for existing streets and is not located near schools.

6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

Response: To our knowledge, nothing about the proposed zoning is in conflict with the policy and interest of the land use plan.

7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

Response: No other conditions are known at this time or are envisioned that would directly negatively affect the proposed use of this property, or should in any way support grounds for disapproval of the proposed zoning.