

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.
2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.
3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
4. Such conditions are peculiar to the particular piece of property involved.
5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.
6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.
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.
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.
9. The condition from which relief or a variance is sought did not result from willful action by the applicant
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. We currently own three office buildings with over 32,000 ft.² for our employees and tenants. We are in a continued need for additional parking as our staff continues to park along the street to come to work each day. We have concerns that if there was a fire or emergency, a larger vehicle such as a fire truck would have difficulty coming down the street and we have never felt it was a safe and a good option for our staff. So when we purchased the 250 Heritage Walk, we purchased the additional lot next to it with the intent of increasing our parking capacity to make sure that our street is free and clear of vehicles.
2. Due to the nature of our current parking situation at all of our buildings, the conditions of this piece of property including its size and shape lend itself to the perfect location for a parking lot.
3. Installation and completion of a parking lot would absolutely NOT create any practical difficulty or unnecessary hardship.
4. NOT APPLICABLE
5. IT WOULD NOT
6. CORRECT
7. These variances are not peculiar to this premises and not peculiar to other properties in the area.
8. Granting this application is necessary for the safety and prosperity of the Heritage Walk community. Currently our employees and staff park along the street due to a lack of parking and we have found other neighbors that have done the same thing and by granting this application, we would allow safe and convenient location for vehicles to normally park, but to make sure that they are removed from the side streets as to not block any fire engines or first responders from getting to a building or a neighbor that may be in need.
9. I don't exactly understand this question David but we were simply trying to build a parking lot for our staff and employees.
10. We have already engineered where the Georgia Power would be adding street lights so that the parking lot is properly illuminated. By building this parking lot we will actually be able to decrease the congestion on our public streets and in turn making the safety of our community a priority and easier to access for first responders.