

**TYPICAL VARIANCE SHEET**

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> <li>Any functional, land or building <b>USE</b> not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code</li> </ul>	<input type="checkbox"/>	(Use) Unnecessary Hardship
<b>ADDITIONS &amp; BUILDINGS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Rear, side &amp; front setbacks</li> </ul>	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Coverage (&gt;28%)</li> </ul>	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
<b>DRIVEWAYS:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>Width</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Distance from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Circular if lot width is &lt;90'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>SIGNS:</b> <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> <li>Area allowed (maximum sq. ft.)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Front setback</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Lot width &lt;100'</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Number of items of information</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>On side of building</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>FENCES:</b> <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> <li>Height or Openness</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Front Yard (in setback)</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>ACCESSORY BUILDINGS (Play Structures, Storage Sheds:</b> <i>(Complete Accessory Structure Permit Application)</i> ; <b>Detached Garages:</b> <i>(Complete Building Permit Application)</i> <u>Note:</u> Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)		
<ul style="list-style-type: none"> <li>Height</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Square footage</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Air Conditioners and Generators:</b> <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> <li>In side or rear yard &lt;10' from property line or in front yard</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<b>Parking:</b> <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> <li>&lt; the number of spaces required</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> <li>Setback from property line</li> </ul>	<input type="checkbox"/>	(Area) Practical Difficulties

## PRACTICAL DIFFICULTIES

### ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

**R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:**

#### **PROJECT PROPOSAL:**

My proposal is to build a new and improved garage in the location of my current garage. Last year, I submitted this variance application and was approved, but I want to add more height in my attic so I am resubmitting for that added height, making the total structural height at its peak 15 ft, which is maximum code, I believe. The infrastructure for my current garage is the original 1940 materials, and is in need of improvement. The northwest corner framing has rotted out, and is being encroached upon by a massive stump (which will be removed in this process). Currently the garage is too small, and it is impossible to hold two cars, lawn equipment, trash bins, bicycles, lawn furniture, gardening equipment, and other such items that belong in a garage. The project would be to rebuild it from the foundation up, while adding to its depth to accommodate the modern needs of a garage. The building will have trenched footers, which currently don't exist, and I will install gutters and a downspout drain that connects to the house downspout drain so rain runoff does not get spilled onto the yard. I also want to brick the garage to match the aesthetics of my house, and part of this project would also include burying the powerline that currently casts over the garage.

**A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).**

The most notable reason for this variance is the location and layout of the original garage. My property is narrow and deep. The current location is by far the most logical place for the garage as the driveway cannot move. The garage location matches the locations of all other garages on the street as well, which matches the lots are relatively narrow.

**B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).**

The majority of the new garage will be built in the space of the current garage, but the area increase will apply northward, extending toward the back of the lot. Currently that immediate space behind the garage is a dead mulch bed of weeds, stumps, and poison ivy with water runoff from the roof flooding the area occasionally. It is not a very usable space as it is too wet and shadowed for any horticultural or recreational elements.

**H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).**

The size of a garage built in 1940 simply cannot accommodate two modern cars, necessary lawn equipment, and ancillary storage such as yard furniture, grills, bicycles, etc.). Another option such as sheds or other such structures are cheap, ugly, and devalue the property and aesthetics rather than augmenting them. I don't see how any reasonable person would rebuild a garage anywhere else on the property, especially with the current driveway layout being where it is (a layout that mirrors all other garage/driveway layouts on the street). It makes the most sense to improve the current garage in its current location, simply extending it back to make it more usable for the 21st century.

**I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).**

There are a number of improvements from this garage rebuild:

- I will dig a downspout drain for the garage and connect it to my house downspout drains, which will finally create proper water drainage. Currently there are no downspout drains for the garage, and rain water dumps into the backyard, creating a morass that stretches into my westward neighbor's yard.
- A brick garage will be a vast improvement over the current vinyl-clad, sun-bleached, broken-doored, painted-shut-windowed, minimum-security-prison aesthetic that the previous owners left me.
- I wanted to keep as much of my yard as possible, while also having a practically useful garage that allows two cars to not clutter the driveway.

**J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.**

I don't think so.

**K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.**

My rights are not deprived by this Code.