

DETERMINATIONS

The Board of Adjustment shall make the following determinations prior to granting a variance:

- 1. That special conditions and circumstances exist which are peculiar to the land, the lot or something inherent in the land which causes the hardship, and which are not applicable to other lands in the same district;**

There are no special conditions or circumstances with the land that create a hardship in this situation.

- 2. That a literal interpretation of the provisions of this Chapter would deprive the applicant of rights commonly enjoyed by other tracts in the same district;**

There have not been other variances for projection into the setback in this neighborhood. However, there are a few properties in the neighborhood that have open (no roof) unenclosed front decking that encroaches up to 7 feet into the front setback.

- 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Chapter to other land in the same district;**

Granting this variance may confer a special privilege since there have not been similar variances granted in the area. Other properties have projections into the setback of less than 8 feet.

- 4. That the granting of the variance will be in harmony with the general purpose and intent of this Chapter and with the Growth Policy;**

The variance is in harmony with the general purpose and intent of the zoning regulations and the Growth Policy.

- 5. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Chapter. Violation of such conditions and safeguards, when made a part of the terms upon which the variance is granted, shall be deemed a violation of this Chapter;**

Staff is recommending the following conditions for the variance request;

1. The variance from 27-310(g) requiring a maximum projection in a front yard setback of 4 feet for a proposed covered unenclosed porch to allow a maximum projection of 8 feet in a Planned Development – Residential 9,600 (PD-R96) zone. No other variance is intended or implied with this approval.
2. The variance is limited to Lot 35, Block 7 of Olympic Park Subdivision.
3. The proposed porch will be located and oriented in substantial conformance with the submitted site plan as amended. Minor adjustments to the site plan are allowed.
4. Any future construction or re-construction of the existing structure will require compliance with all other zoning regulations and city ordinances that apply at the time of construction or re-construction.
5. The applicant must acquire an approved building permit within 1 year of this variance approval. Construction must be completed within 2 years.
6. No construction activity will be done before 7 a.m. or after 8 p.m.
7. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

- 6. The Board shall prescribe a time limit within which the action for which the variance is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the variance; and**

A building permit must be applied for and issued within one year of variance approval.
Construction must be completed within 2 years.

- 7. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Chapter in the district involved. A variance shall not be a grant of special privilege inconsistent with limitations placed upon other property in the district.**

The granting of this variance would not allow a use that is not already allowed in the zoning district – Residential -9600 zoning within this Planned Development allows porches in the front yard and additions to single family dwellings.