

The applicant provided responses to the following Variance Request Application Questions:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

"Being an old structure, with neighboring properties closer to the Spring Street property lines than this property. The home next door is 2 feet closer to the property line with front stoop extending 2 feet beyond this balcony."

2. In your opinion, is the variance consistent with the comprehensive plan?

"I assume the comprehensive plan would be to keep the neighborhood aesthetics fairly balanced. This project has a very good Old Town feel to it and fits in nicely with neighboring properties, and in no way interfere with any other properties."

3. In your opinion, does the proposal put the property to use in a reasonable manner?

"The balcony will be attached to the residential portion of the buildings existing patio door, and the only access will be from the second floor residence. The balcony structure would be made of black iron, and protrude 4 ft. from the property structure and fit in the existing older properties and retain the Old Town feel and look. The entire residential portion on the property is on the second floor, and this would be the only option for a balcony."

4. In your opinion, are there circumstances unique to the property?

"The building has many grandfathered-in features currently. The garage and residential portion of the building at present are within the 10 foot set back at 9 ft. 4 inches from property marker. Which would have the face of the balcony 5 ft. 4 inches from the property marker 14 ft. 6 inches in the air and will not interfere with anything below. Also is 2 feet farther inside property marker than next door neighboring houses front stoop. The side yard setback of Spring Street facing towards N. Riverfront Dr is currently 1.6 ft. from property line boarding an 8ft. stripe of driveway also owned by applicants adjoining 2nd St property, which is 3ft. from non owned neighboring structure on Spring St. Many neighboring properties on both Spring St and 2nd St have much shorter setbacks as well."

5. In your opinion, will the variance maintain the essential character of the locality?

"The balcony will be a second floor structure made of black iron and should blend into the neighborhood aesthetics nicely. It will have an old look to it to compliment surrounding properties."