

Variance questions

Please answer the following questions as they relate to your specific variance request:

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

Yes (☒) No () Why or why not?

Yes. Applicant is asking for approx 6" on the east side and allow for a new stoop on the North side for safe egress. It would appear that something should be in place from a previous project. Building dates back over 75 years.

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

Yes (☒) No () Why or why not?

The plan for the building is cosmetic and updating finishes to comply with current local ordinances. We feel that this will create an instant upgrade to this corridor that many local businesses are updating.

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

Yes (☒) No () Why or why not?

Each variance will be difficult to determine if anything was even done to encroach from the current footprint. North work will be entirely below grade and east will be around 6".

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

Yes (☒) No () Why or why not?

Owner is looking to beautify/upgrade his current facility while maintaining the portions that are structurally sound. Interest in beautifying this

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

Yes (☒) No () Why or why not?

This variance is not proposing any significant changes beyond what is currently in place.

The Planning Commission/City Council must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.