



1. Fill out the following information for the variance being requested:

	REQUIRED	PROPOSED
Front yard setback	15 feet	
Rear yard setback	10 feet	
Side yard setback	5 feet	
Lot coverage percentage	50 percent	
Lot size	31,190 square feet	
Lot width	170 x 199 feet	
Height	35 feet	
Other (specify):	1) 20% max. paving for vehicles between building & front & side street property line. 2) Min. 6'-0" wide L2 planting area within the property line along street frontage	1) Exceed the 20% max. area allowed to be paved in the front yard setback on both street frontages (Garfield St. and Hartson Ave. 2) Install required frontage landscaping in the city right-of-way.

2. What physical characteristics of the property interfere with your ability to meet the required standards? The property is encumbered by solid bedrock and steep slopes that encompass the majority of the parcel (see attached site plan, topographic model drawings Figure 1 & 2 and site pictures).
3. How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent? Other similarly zoned properties in the area are not encumbered by solid bedrock and steep slopes. The variance would allow the development to provide access to on site secure parking consistent with other similarly zoned properties in the area.
4. What hardship will result if the requested variance is not granted? The rock outcropping and steep slopes create an unnecessary hardship that prevents the site from having on-site secure parking consistent with other similarly zoned properties in the area.
5. Is the hardship merely economic or self-created? Please explain. No.
6. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain. No.
7. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain. No.
8. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain. No. Granting the variance will allow the appearance of the property to be consistent with other similarly zoned properties in the area (see attached photos "Similarly Zoned Properties").