



MAY 09 2018

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

PLANNING & DEVELOPMENT

	REQUIRED	PROPOSED
Front yard setback	15'	0
Rear yard setback	25'	25'
Side yard setback	5'	5'
Lot coverage percentage	1500 [#] + .572% > 3.00 [#]	SAME
Lot size	4073	SAME
Lot width	42.5	42.5
Height	35'	35'
Other (specify):		

2. What physical characteristics of the property interfere with your ability to meet the required standards?

THE HILLSIDE TOPOGRAPHY SOUTH OF OHIO AVE MAKES IT NECESSARY TO ASK FOR A FRONT YARD SET BACK VARIANCE.

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?

PROPERTY IS SIMILAR TO ALREADY DEVELOPED PROPERTIES ON OHIO AVE, ALL BUILT ON HILLSIDE. SLOPE IS STEEPER AT EAST END OF OHIO. REQUESTING SIMILAR FRONT YARD SETBACK AS

4. What hardship will result if the requested variance is not granted? 2121 AND 2131 W. OHIO

MORE EXTENSIVE HILLSIDE EXCAVATION WILL THREATEN SLOPE STABILITY, CREATE MORE EROSION AND POTENTIALLY DISTURB THE STABILITY OF ADJACENT PROPERTIES.

5. Is the hardship merely economic or self-created? Please explain.

NO - BASED ON TOPOGRAPHY

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 - IMMEDIATE SURROUNDING PROPERTIES ARE UNDEVELOPED AND WILL SUFFER NO ADVERSE EFFECTS.

8. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

NO, THE APPEARANCE OF THE PROPERTY, ONCE DEVELOPED, WILL NOT VARY SIGNIFICANTLY FROM EXISTING SURROUNDING PROPERTIES.