Variance Application

Rev.20180103

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

	REQUIRED	PROPOSED
Front yard setback		
Rear yard setback		
Lot coverage percentage		
Lot size		
Lot width		
Height	*25' walls, 35' to peak*	*75'**
Other (specify)		

**Will likely be around 65' but with rails, vents, etc. it could exceed that range so requesting 75'*

2. What physical characteristics of the property interfere with your ability to meet the required standards?
   The requested tank height is required to match the water surface level for reservoirs serving the low pressure zone, which is required hydraulically.
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? *The requested variance is entirely related to engineering/hydraulic considerations (i.e., required tank water surface elevation) which would be required regardless of the location of the tank. The higher the ground upon which the tank is built, the shorter the tank and vice versa. This is the best site serving the low pressure zone, with an existing booster station and proximity to an existing transmission main.*
4. What hardship will result if the variance request is not granted?
   The tank will not be able to be constructed at this location.
5. Is the hardship merely economic or self-created? Please explain.
   Neither - see response to #2 & #3.
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. *A tall water tank here or anywhere has its drawbacks but is an essential public utility. This site is in a less densely populated area than any of the other low zone sites.*
8. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
   This site is already developed with an existing reservoir (built in 1983) and booster station. The initial tank construction was designed to accommodate future expansion of water storage by adding a second reservoir. Neither reservoir is consistent with surrounding residential properties but are an essential public utility.