

P&Z 08-25-23

LETTER OF INTENT

Granting the variance will not pose any risk to public health, safety, or welfare, nor will it cause harm to surrounding properties or their improvements. The proposed setback adjustments are well within reasonable limits for the proposed structure to be built and will not compromise the integrity of the neighborhood.

The variance request is predicated upon the unique characteristics of my property, notably its significantly smaller size compared to neighboring lots. The conditions prompting this variance are specific to my lot and are not applicable to the larger properties within the same zoning district. The need for this variance does not stem from any actions I have taken as the property owner or applicant.

Due to the distinctive conditions, small size, and limited orientation of my lot, adhering to the standard setback requirements outlined in the zoning ordinance would unjustly strip me of rights and benefits enjoyed by other property owners in similar circumstances. Granting the variance will allow me to utilize my property to its fullest potential.

The requested variance is designed to provide the necessary relief while maintaining a balance between my property and others in the vicinity. The adjustments are not excessive and do not confer any undue privilege that would be inconsistent with the restrictions placed upon similarly situated properties.

The strict enforcement of the zoning ordinance's setback regulations would create an undue hardship and practical difficulty for me as the property owner. These challenges go beyond mere inconvenience, as the small lot size significantly limits my options for development and utilization.

Granting the variance aligns with the spirit and goals of the zoning ordinance and the comprehensive plan. The variance request reflects an effort to maximize the use of my property within reasonable limits while adhering to the overall intentions of the zoning regulations and urban planning objectives.

Respectfully,
Yancey McWeay
August Solutions LLC