

VARIANCE JUSTIFICATION STATEMENT

Bachelor Holdings, LLC

745 Jefferson Court

The proposed variance, which will permit the applicant to exceed the 25' maximum front yard setback requirement from Jefferson Court, will not adversely affect the public health, safety or welfare. The applicant proposes to develop this vacant site into a compact, multi-level warehouse. The subject property is located along Preston Highway behind an existing car sales lot and sits between several manufacturing businesses, including Accu-tec Packaging and Mercury Logistics.

The variance will not alter the essential character of the general vicinity. The subject property is located behind an existing car sales lot. The applicant is seeking a variance for the building to exceed the maximum setback requirement in order to allow the building to function as a two-story warehouse. This setback variance will allow the applicant to place parking in the front of the site and the proposed structure towards the back of the site. This creates an additional buffer between the proposed structure and the adjacent property owners.

The variance will not cause a hazard or nuisance to the public. The variance will not have any adverse impact on the adjacent property owners. The subject property is located between an existing car sales business and I-65. The proposed variance will allow the applicant to construct the proposed structure closer to I-65, while placing parking behind the existing car sales lot.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant proposes to exceed the maximum setback requirement as minimally as necessary. The adjoining properties contain structures located adjacent to the proposed structure and have larger setbacks from Preston Highway.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The existing street configuration forces the applicant to exceed the maximum setback because of the location of Jefferson Court in relation to the proposed structure. Other properties in the area do not have an access point off Preston Highway similar to Jefferson Court.

The strict application of the regulations will create an unnecessary hardship. Strict application of the regulations would force the applicant to place the proposed structure closer to the adjacent property owners, requiring a break-up of the passenger vehicle parking area.

The circumstances are not the result of the actions taken by the applicant subsequent to the adoption of the zoning ordinance as the applicant has not yet developed or taken any action with respect to the property.

