

## VARIANCE JUSTIFICATION STATEMENT

**Zoom Group, Inc.**

**4545 Taylorsville Road**

The proposed variance, which will permit the applicant to encroach 22 feet into the 25 foot street-side setback, required under Chapter 5.3.5.C.1.A, will not adversely affect the public health, safety or welfare. The applicant, Zoom Group, Inc., is a non-profit organization that provides opportunities for individuals with intellectual and development disabilities to work and socially engage in the community. The applicant is proposing to repurpose the subject property for its office and administration headquarters. The portion of the development encroaching into the side setback is a proposed elevator addition that will make the subject property more accessible.

The variance will not alter the essential character of the general vicinity. The proposed development will make the existing structure on the property more accessible. The area where the variance is requested is also adjacent to an unbuilt right of way. On the other side of the unbuilt right of way is a school campus. The area of the encroachment will be enhanced with landscaping.

The variance will not cause a hazard or nuisance to the public. The proposed addition will not affect the adjoining property owner. The existing gravel and asphalt around the addition will be replaced with vegetation and will be seeded for grass.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant wishes to incorporate an elevator so that the building may be accessible to those clients with physical disabilities.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The applicant is proposing to add to the existing structure on the subject property in order to increase accessibility for clients and other visitors with mobility limitations. The property is located adjacent to a school campus, so the encroachment should have no impact.

The strict application of the regulations would create an unnecessary hardship as the applicant would not be able to include the necessary elevator.

The circumstances are not the result of 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.

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