

JUSTIFICATION

To justify approval of any variance, the Board or Commission considers the following criteria.

Please answer ALL of the following items. Use additional sheets if needed. Responses of Yes, No, or N/A will NOT be accepted.

1. Explain how the variance will not adversely affect the public health, safety, or welfare.

MOVING THE C-STORE BACK ALLOWS FOR THE FUEL CANOPY TO BE MORE CONVENIENTLY LOCATED FOR CUSTOMER / PUBLIC ACCESS.

2. Explain how the variance will not alter the essential character of the general vicinity.

THE FUEL CANOPY BEING LOCATED WITHIN THE ORIGINAL 80 FT SETBACK WILL CREATE THE "LOOK" OF CONFORMITY IN THE GENERAL VICINITY.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

THE PROPOSED LOCATION OF THE C-STORE AND FUEL CANOPY RELATIVE TO ADJACENT STREETS IS CONSISTENT WITH OTHER SIMILAR BUSINESSES IN THE COMMUNITY.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

IF THE SETBACKS INTENT IS TO ESTABLISH A COMMON LOOK FOR GENERAL AREA, THE FUEL CANOPY WILL ITSELF CREATE THIS LOOK.

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

TO ALLOW FOR VEHICULAR MOVEMENT TO, FROM AND AROUND THE PUMPS, ALL WHILE BEING IN FRONT OF THE STORE, A 141 FT SETBACK IS REQUIRED.

6. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

FUEL SERVICES AND CONVENIENT STORES ARE ARRANGED SUCH THAT THE STORE IS LOCATED BEHIND THE FUEL CANOPY FOR THE CONVENIENCE OF THE CUSTOMERS AND MANAGEMENT OF THE OWNERSHIP.

7. Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

THE REGULATIONS WERE IN PLACE PRIOR TO THE APPLICANT OWNING THE PROPERTY OR FILING FOR ANY PERMIT.

RECEIVED
JUL 16 2026
OFFICE OF PLANNING