

Variance Justification:

The variance requests that a YouthBuild be allowed to set back the addition to the historic commercial structure at 538 East Breckinridge Street to the residential set back typical for the rest of the block. The set back will allow the construction of a courtyard that will be enclosed by a decorative fence.

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

The set back does not impact the public health, safety and welfare of the public and provides more light and air to the residential properties to the west of the new structure.

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

The historic commercial structure on the corner sets the scale and rhythm of structures on the street. The set back of the new addition to the residential set back line of the rest of the block keeps the new building – the historic building and the 2606 square foot one story addition – from overwhelming the smaller residential structures to the west. The decorative fence that will enclose the courtyard will create a set wall of a sort.

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

The enclosed courtyard created within the set back will be secured for the use of the building occupants. While there maybe evening meetings, the building and the courtyard will not be in use late into the evening. The building's owners will maintain the courtyard.

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

The existing historic commercial structure is being maintained and is built at the street wall. The corner is not being eroded. The addition is set back giving dominance to the historic commercial structure and reference to the residential structures to the west. It is the intent of the regulation to hold the corner at the street wall.

*Additional consideration:*

1. Explain how the variance arises from special circumstances, which do not generally apply to the land in the general vicinity.

RECEIVED

MAR 26 2020

PLANNING & DESIGN  
SERVICES

20 - ZONE-0030

The historic commercial structure that sits at the street wall is being maintained. An addition is needed and building it to the right-of-way line would make the building seem out of scale with the rest of the near by buildings along the street.

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

We believe that the set back to the residential line and the addition of a courtyard results in a better design for the site and neighborhood

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought.

Yes, the regulation was in place when the building was designed. The building design was crafted for the purpose of addressing the site, the neighborhood and the use of the structure.

RECEIVED

MAR 26 2020

PLANNING & DESIGN  
SERVICES

20-ZONE-0030