

## **VARIANCE JUSTIFICATION STATEMENT**

**Zoom Group, Inc.**

**4545 Taylorsville Road**

The proposed variance, which will permit parking on the subject property to encroach into the front yard required under 5.5.2.C.2, 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 parking area that is encroaching is existing and was part of the previously approved development plan when the site was an antique store.

The variance will not alter the essential character of the general vicinity. The proposed development will allow the applicant to minimize disturbance of the site by using the existing parking area while allowing for a change in use.

The variance will not cause a hazard or nuisance to the public. The proposed retention of the existing parking will not affect the adjoining property owners or the public.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The applicant wishes to minimize the redevelopment of the site, so proposes to use the existing parking area. The applicant will reconfigure access to allow for one-way operation of the drive aisle in the parking area.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The applicant proposes to reuse the existing parking, and a complete redevelopment of the site would cause the property to be less useful for the applicant's clients.

The strict application of the regulations would create an unnecessary hardship as the applicant would not be able to receive clients by van or minibus, which is how many of the applicant's clients are dropped off or picked up from the site.

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.