

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

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

Granting the variance will not adversely affect the public health, safety, or welfare as the setbacks are proposed to allow safe maneuvering into site by large trucks. All Landscape buffers and plantings against residential properties and Rights Of Way will still be provided as required.

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

Granting the variance will not alter the essential character of the general vicinity as it was previously a gas station with several commercial properties along this portion of St. Andrews Church Road.

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

Granting the variance will not cause a hazard or nuisance to the public as the building will be located so safety concerns will not be an issue to patrons or area citizens. By allowing trucks to safely enter and exit the site, traffic adjacent will not be affected and therefore will not cause a hazard or nuisance.

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

Granting the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations as the minimum relief necessary is being requested. All landscape buffers will still be provided and planted as required.

Additional consideration:

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

The parcel sits on a corner that was previously used as a gas station. In order for trucks to be able to safely deliver fuel and goods, the building needs to be pushed to the rear of the property. This will allow trucks to safely exit St Andrews Church Road and Blanton Lane without impeding traffic.

2. 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.

Strict application of the regulation would require the building to be located so close to the adjacent streets that large trucks would be unable to safely exit / enter the site during the delivery process.

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

The circumstances are not the result of actions taken by the applicant subsequent to the adoption of the regulations

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