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Rogers Street Firehouse, LLC  
Case No. 17WAIVER1012  
1122 Rogers Street  
VARIANCE JUSTIFICATION STATEMENT

MAY 19 2017

DESIGN SERVICES

The applicant, Rogers Street Firehouse, LLC, requests a variance from the Land Development Code, Section 5.4.1, Table 5.2.2 for the property at 1122 Rogers Street to permit the minimum side yard to be zero instead of the required 10'. The proposal calls for a single story addition onto the existing structure. The addition will match the width of the existing structure and accordingly, the addition will abut the neighboring property lines at the same distance as the existing structure. The subject property is in the Traditional Neighborhood Form district.

1. The proposed variance is not the type of request that threatens the health, safety or welfare of the neighboring properties, or the general public. The applicant is the owner of the lot on the western boundary, which is currently a vacant grassy lot. Furthermore, the proposed addition, which will match the width of the existing structure, will abut both the eastern and western boundary lines at the same distance that the existing structure has abutted the boundaries.
2. The variance will not alter the essential character of the general vicinity because it is not the type that threatens to change the character of the vicinity. The proposed addition would be added to the rear of the existing structure and would not be readily visible from Rogers Street.
3. The variance will not cause a hazard or a nuisance to the public. The existing structure has existed without the minimum side yard and without hazard or nuisance to the public. The proposed addition will abut both the eastern and western boundary lines at the same distance that the existing structure has abutted the boundaries.
4. The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The requested encroachment is necessary to permit the applicant to construct the proposed addition in a similar aesthetic fashion and with a width consistent with the existing structure.

**Additional Consideration**

1. The variance arises from special circumstances, which do not generally apply to land in the general vicinity. The applicant is the owner of the lot on the western boundary, which is currently a vacant grassy lot. Furthermore, the proposed addition, which will be flush with the existing

structure, will abut both the eastern and western boundary lines at the same distance that the existing structure has abutted the boundaries.

2. Strict application of the setback would require an accessory structure that was aesthetically awkward, as it would lack uniformity with the dimensions of the existing structure.
3. The applicant has yet to begin construction. Accordingly, the applicant seeks relief from the regulation prior to commencing construction.

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