

## VARIANCE JUSTIFICATION STATEMENT

**LDG Development, LLC**

**6015 Bristol Bluffs Circle**

**Case No. 16DEVPLAN1107**

The proposed variance, which will permit the applicant to exceed the maximum building height by three feet, will not adversely affect the public health, safety or welfare. The applicant proposes to develop the subject property into a thirteen three-story apartment buildings (24 apartment units per building for a total of 312 units). The three foot variance from the maximum building height will not alter the proposed density or otherwise result in any adverse impacts on public health, safety, for welfare.

The variance will not alter the essential character of the general vicinity as the proposed height variance will permit the proposed apartment buildings to exceed the maximum building height by only three feet. The area includes other multi-story apartment complexes, including the White Oak and Hickory Trace apartments nearby.

The variance will not cause a hazard or nuisance to the public. The proposed variance will permit the proposed apartment buildings to exceed the maximum height by only three feet. The variance will not have any adverse impact on the sightlines of adjacent property owners.

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations. The proposal will allow the applicant to exceed the maximum building height by only three feet to provide 312 new affordable apartment units to the area.

The variance arises from special circumstances that do not generally apply to land in the vicinity of the project. The proposal calls for development of thirteen apartment buildings with 312 affordable units, which requires a variance of only three feet from the maximum building height.

The strict application of the regulations would create an unnecessary hardship because the applicant is requesting only a three foot variance from the maximum building height. Strict application of the regulations would force the applicant to reduce the size of the proposed development.

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 the subject property.

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