

CRITERIA FOR GRANTING A VARIANCE

1. Will the variance be injurious to the area involved or detrimental to the public welfare? **No, the proposed variance will not be injurious to the area or detrimental to public welfare. The ADU will comply with all applicable codes, including building standards, setbacks, and impervious surface ratio requirements. It will be the only ADU on the lot and will be smaller than the existing primary residence. The 2.13-acre lot can easily accommodate the proposed structure without overcrowding or negatively impacting neighbors. In fact, the project supports public welfare by contributing to the supply of attainable housing and enabling multi-generational living within the existing footprint of the property—without increasing neighborhood density or requiring additional infrastructure.**
2. What special conditions exist that are peculiar to the land, structure, or building involved? **The property in question is a 2.13-acre lot that, despite its size, is classified as non-conforming and is not eligible for subdivision under current zoning regulations. This creates a unique limitation on how the property can be developed, unlike many nearby parcels that are significantly smaller yet able to support larger primary residences or multiple structures through legal lot splits. Additionally, the lot has ample space to accommodate an ADU that exceeds the standard size limit without exceeding setback requirements, impervious surface ratios, or impacting neighboring properties. These special conditions—size, configuration, and subdivision restrictions—make a larger ADU the most practical and contextually appropriate way to utilize the land for housing, while remaining fully compliant with other zoning and building standards.**
3. When did you buy the property and when was the structure built? Permit Number? **I bought this property in July 2022. The house was built in 1977.**
4. What is the hardship if the variance is not approved? **If the variance is not approved, we face a unique hardship due to the non-conforming nature of the lot, which cannot be subdivided despite its size. As a result, the only feasible way to accommodate family housing needs is through an ADU. The current 1,000 sq ft limit is insufficient for a functional multi-generational living space and restricts the reasonable and practical use of the property in a way that similar neighboring lots—many with smaller size and larger homes—are already able to achieve. Denying the variance limits the ability to support family needs and future housing flexibility, despite the lot having the space and infrastructure to support the proposed use.**

5. Is this the minimum variance required for the reasonable use of the land?

Yes, this request represents the minimum variance needed to make reasonable and appropriate use of the property for its intended purpose—supporting extended family living while remaining compatible with the surrounding neighborhood. The requested 1,500 sq ft ADU remains secondary to the primary 2,100 sq ft residence, and the overall site plan respects all zoning and design standards aside from the size cap. This modest increase beyond the standard limit allows for a livable and functional space that supports long-term family stability without overdeveloping or changing the character of the area.

6. Do you have Homeowners Association approval for this request? **Homeowners' Association is not applicable.**