

12.19.2024

AMMP Studio

FaithWorks Thrift Shop

Variance Request

Zoning Requirement:

Scenic River Overlay Design District, (SRODD), 59-13500, Table 13500.6

Front-Yard Setback: A minimum of 80 percent of the front façade of the building shall "build to" the back of the right-of-way. The remaining 20 percent of the front façade may be set back from the right-of-way to accommodate plazas, pocket parks, or other outdoor gathering spaces.

Per Board of Adjustment Application requirements

- a) **The application of the ordinance to the particular piece of property would create an unnecessary hardship:**
 - No other neighboring property has been constructed to meet the requirements of this ordinance. All neighboring buildings are located 25' – 140' from the street.
- b) **Such conditions are peculiar to the particular piece of property involved;**
 - Per the Development Guidelines, (1), (b), The incorporation of existing street and block patterns as a framework for future development is encouraged. The existing block patterns and framework of the neighboring buildings is set back away from the property line.
 - The recently added school portable buildings are placed away from 15th Street and outside of the 25' setback. The newly added portables do not meet this ordinance.
 - Placing the building per this Ordinance would put the building directly under the existing power lines
 - Placing the building along the right-of-way would prohibit the required turning radius of box trucks to make deliveries to the warehouse.
- c) **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance or Comprehensive plan;**
 - Enforcing this Ordinance would impede the existing sidewalks. The new
- d) **The Variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship;**
 - If granted, the building would be located at the north end of the property. Doing so would increase the visibility across the lot. This greatly improves the security of the site by reducing the amount of areas not visible from the street.
 - Public sidewalks would remain continuous.
 - The existing block of building being located away from the street would be enforced with this site plan.

Sincerely,

Mike Patterson, AIA

