



## STANDARDS FOR VARIANCE

**Street Address:** 810-20 MAPLE AVE  
**Zoning District:** B-4 Shopping Center District  
**Requested Variance:** REQUIRED OFF-STREET PARKING

No zoning variance shall be granted as authorized in this section unless findings based upon the evidence presented in each specific case establish that the standards below are met:

1. Can the property in question yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located?

**The existing occupancy was a special use for a tire shop. This allowed for unique circumstances to exist, such as the ratio of the larger building to limited parking spaces.**

2. Is the plight of the owner due to unique circumstances?

**Yes, due to the permitted special use it allowed for such a large building which could store cars, but only a limited need for parking. Thus, available parking on the lot is very limited by the existing circumstances.**

3. Will the variance, if granted, alter the essential character of the locality?

**No, it will not alter the essential character. The businesses will not function with large crowds of patrons at one time, but rather smaller numbers of 4-5 guests spread throughout different hours of the day.**

For the purpose of supplementing the above standards, the Planning and Zoning Commission, in making this determination, when there are practical difficulties or particular hardships, shall also take into consideration the extent to which items below have been established by the evidence:

4. Do the particular physical surroundings, shape or topographical conditions, or the specific property involved bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out?

**Yes, the existing permitted special use allowed for such a large building, with only a limited need for parking. Thus, available parking on the existing lot is very limited by the existing unique circumstances.**

5. Do the conditions upon which the petition for variance is based be applicable generally to other property within the same zoning classification?

**This is a unique condition due to the limited property area available for parking, in comparison to the large footprint of the building.**

6. Has the alleged difficulty or hardship or the alleged unique circumstance, been created by any person presently having an interest in the property?

**No**

7. Will the granting of the variance be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located?

**No**

8. Will the proposed variance impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood?

**No, these will not be affected due to the fact that parking currently exists on the property.**