

*Can the benefit be achieved by other means feasible to the applicant?

*Will there be an undesirable change in the neighborhood character or nearby properties?

*Is the request substantial?

*Will this request have adverse physical or environmental effect?

*Is the difficulty self-created?

There is no other means to accomplish lessening setback or easement conformity.

The proposed 7" move to the south gets the structure out of the railroad right-of-way. The proposed 5 degree rotation positively changes the neighboring setbacks. A new structure improves the look of the neighborhood

The request is extremely minimal - moving the footprint 7" to the south and rotating it 5 degrees.

There are only positive physical/environmental impacts. The current structure is sinking into the ground and is lower than the adjacent grade on every side. The sump pump currently dumps onto the neighbors property to their great annoyance. The new structure will be higher, built to code and structurally sound.

The difficulty is not self-created.