

Can the benefit be obtained by other means feasible to the applicant?: No, in order to make the deck setback compliant, the entire 850 sq ft deck would have to be demolished and rebuilt and put into the air on pillars at a cost of \$100,000 that I most certainly do not have.

Will there be an undesirable change in the neighborhood character or nearby properties?: No. The deck already exists in its current location with permission from the former owner to be there and no change would occur.

Is the request substantial?: Yes. This would have an impact on the assessed value of the property by \$75,000 if the deck has to be destroyed to comply with setback restrictions.

Will this request have adverse physical or environmental effects?: No.

Is the difficulty self created? No. The conditions were present prior to purchase of home.