

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

The lot is incredibly small. At only .29 acres, I am very limited in my options for the placement of this structure. My septic and well are located on the northern end of the property and there is no road access to that side of my property. The only option is to put this structure at the end of my driveway. I have considered a smaller building, but I would prefer this size structure because it meets my needs better than a smaller building would.

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

No, this is a very rural area. I have support from my neighbor to the south. The neighbor to the west and north is farm fields and would not be affected by the structure.

***Is the request substantial?**

Yes, I am asking for a 60% variance for the side setback and close to 75% variance for the rear setback, but given the size of the lot, I feel this request is justified.

***Will this request have adverse physical or environmental effect?**

No, it will not. There are no wetlands on my property.

***Is the difficulty self-created?**

I don't believe so. Again, due to the size of my parcel, I am very limited in my options.