

Rezoning/Variance/Waiver Justification

REASONABLE USE:

1. *The zoning regulations applicable to the property do not allow for a reasonable use because:*

The variance is not being requested for a zoning issue.

HARDSHIP:

2. *(a) The hardship for which the variance/waiver is requested is unique to the property in that:*

The property is my homestead. *In 2006* I moved to the property and into the home that had been on the property since 1940. (Exhibit A – include photo of house pre fire). On Memorial Day weekend 2021 while I was visiting family in Wisconsin, a storm blew a tree down striking a power line causing a fire that destroyed my home and all of my belongings. (Exhibit B – loss photos) The Manor fire department and my homeowners insurer both declared my home to be a total loss. (Exhibit C reports).

Only a barn/shed, a two-vehicle carport and a gravel driveway remained. (Exhibit D – current photo of barn/shed, carport and gravel drive)

(b) The hardship is not general to the area in which the property is located because:

The hardship is not general to the area in which the property is located because it was an extraordinary and devastating fire caused by a storm that destroyed my home. I just want to replace it so that I can occupy my property again.

3. *The zoning change or variance/waiver will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:*

The variance requested will not alter the character of the area adjacent to the property because I am not changing or otherwise altering the property's use. The surrounding area is agricultural in nature. Replacing my home only restores the use of my property to its pre loss state. Significantly, it does not impair the use of adjacent conforming property. Furthermore, granting the variance will not impair the purpose of the regulations of the zoning district because my property is 6 acres and the size of the properties adjacent to me are very large (10-acre homestead, and two agricultural properties of 33.9 acres and 101 acres). Finally, unlike a subdivision where lots are small and homes are virtually next to each other, there is no negative impact on the adjacent properties or the zoning district by granting the variance.