

APPLICATION FOR VARIANCE
ALEXANDER PROPERTY
4200 HARDSCRABBLE ROAD

3. Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate paper)

a. Special conditions that exist peculiar to the land or building in question.

1.) Our 1.85 acre lot does not meet existing zoning lot requirements.

2.) We have a unique triangle shaped lot that decreases in width immediately from the road frontage.

3.) There was a previous structure on the lot that was approximately 12 feet off of the North property line and 36 feet from Hardscrabble. This barn fell down during a storm several years ago and we lost storage. We would like to replace it to gain storage area back.

4.) The proposed area for the new garage is the only reasonable area this can be placed and backs up to woods of adjacent property. Placing it where the previous structure existed would require a variance from both the North property line and the road. We cannot place it behind the house due to topography. It cannot be placed on the South side of the house due to septic (also it would not be 50 feet off the South property line)

b. That a literal interpretation of the Zoning Resolution would deprive the applicant of rights enjoyed by other property owners.

Literal interpretation of the Zoning Resolution would deprive us as our lot and house existed prior to the 1995 development of the St. Alban's Township Comprehensive Plan and we have a non-conforming lot.

c. That the special conditions do not result from previous actions of the applicant.

The special conditions do not result from previous actions as our house was built in 1991 before the zoning rules were in place.

d. That the requested variance is the minimum variance that will allow a reasonable use of the land or building.

We are requesting a variance to allow us to erect a garage addition to our existing home to replace storage lost from the fall of a barn. This would be less than 50 feet from the North property line.