

VARIANCE JUSTIFICATION FOR 202 N. Swinton Ave.

Standard: That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

Response: Variance is necessary to maintain the historic character of the property. We are rehabilitating the historic structure by reframing one room of the structure, which will be reframed in the exact same location that it existed when the property was designated historic.

Standard: That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Response: The historic structure is an existing non-conforming structure. It is located within the 10 foot setback from the property line (approximately 1.8 feet from the property line). We are proposing to reframe the most western room to match the existing structure

Standard: That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.

Response: It is necessary to rebuild the west room of the existing non compliant historic structure in its current location. Otherwise the historic structure would need to be demolished.

Standard:

That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.

Response: The variance will allow us to rehab the existing structure on the exact same footprint that it has always been on.

The requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building.