

Variance Justification

- The need for this variance is caused by a proposed change to the public right-of-way along SW 1st Avenue and the rear alley. These changes reduce the usable buildable area of this specific lot due to its existing size and configuration. This condition is unique to the property and is not common to all lots in the R-1-A zoning district.
- If the setback rules are applied strictly based on the new right-of-way widths, the property would lose buildable area and would no longer have the same reasonable development opportunities as other single-family homes in the neighborhood.
- The conditions requiring this variance were not created by the applicant. The lot dimensions and layout pre-date the proposed right-of-way changes, which are being initiated by the City.
- Granting this variance does not give the property any special advantage over other properties. It simply allows the lot to be developed in a manner consistent with what was previously permitted and with nearby homes.
- The variance requested is the minimum necessary to allow reasonable use of the property and to maintain the existing buildable area. No additional density, intensity, or expansion beyond normal R-1-A standards is being requested.
- Approval of the variance will not negatively affect the surrounding neighborhood or the public. The proposed development remains consistent in scale, character, and use with nearby single-family residences and supports the intent of the City's land development regulations.