

1. Explain what special circumstances or conditions apply to this property that may not apply to other properties in the area or zoning district.

The lot size at property 903 W. Lindner is not symmetrical, the back of the property is 6% smaller than the front of the property. The lot is approximately 13% smaller than neighboring properties. Total square footage of the lot is 7,275 square feet, the average square footage of neighboring properties is 8,327 square feet.

2. Explain how the special circumstances or conditions cited in Question #1 originated. Are these conditions pre-existing and not self-imposed? Why or why not?

These conditions are pre-existing and not self-imposed; the layout of the lots was done by an unknown builder in 1977. The addition in question was built on the property prior to me purchasing the property in 1996.

3. Explain how strict compliance or the zoning or sign ordinance would deprive the property of uses or development options available to the other properties in the same zoning district.

This room in question has been a part of my home since we owned it. This home was purchased over 20 years ago in 1996. This room has many uses for my family. The most important use is it acts as a bedroom for my three nieces when they stay with me.

4. Explain why the request variance will not grant special privilege or unusual favor to this property or development over other sites with similar circumstances and zoning.

I am asking for an exception and the variance approval because the structure was already present when I purchased the home in 1996. When purchasing the property in 1996, I was not made aware that the attached structure was not permitted. Since I have owned this home, the addition in question has not caused any issues with any neighboring properties and would not grant me any special privilege or unusual favors.