

Justification Statement

1. The property is on the corner of Brown Rd. and Miller St. and the grade of Brown Rd. slopes up from the front of the lot to the rear of the lot to accommodate the canal that crosses Brown Rd. just northeast of the property.
2. The topographical issues are due to the canal that crosses Brown Rd. and are not self-imposed.
3. Strict compliance with the Zoning Ordinance would result in a wall that does not provide sufficient separation from the adjacent roadway.
4. Because there are no other lots in the immediate area with these specific topographic concerns, approving the variance would not constitute granting a special privilege.

