

## **PROJECT STATEMENT FOR STARK RESIDENCE**

### **13569 PARK MEADOWS DRIVE**

#### **1. EXTRAORDINARY OR EXCEPTIONAL CONDITIONS:**

13569 Park Meadows Drive is situated between Eastonville Road to the east and Meridian Road to the west. The property in questions suffers from some of the disparities. The adjacent homes, as well as several other properties in the area, could easily build the structure proposed, within the margins asked for in the zoning requirements. On the property in question, the home is built within the 26 foot RYS, making it almost impossible for any reasonable improvements. Granting of the variance will also positively affect the Stark's property by allowing the family to take advantage of the back yard area of the home nearly year-round.

#### **2. NO REASONABLE USE:**

13569 Park Meadows Drive fits into the category of no and less reasonable use, both with the placement of the proposed patio enclosure, as well as the size of the yard itself. As far as the placement of the landing and stairs off of the deck on the house itself, there are reasons for its needing to be built where proposed. The natural, and only logical placement of the landing and stairs is off the back of the home, where proper egress from the home, and yard space dictate that the patio enclosure would be best used and enjoyed in this area. The sides of the home are already at or near the 5 foot SYS, so not space is available there. The front of the home is also within 10 feet of the FYS, and has the only egress with 32 inches clear space, so enclosing this area is not an option. This condition makes it unreasonable to use the property in conformance with the normal applicable zoning ordinance. As stated before in regards to the size of the lot, and placement of the existing home, it would be reasonable for the easterly and westerly adjacent lots, as well as several other nearby zoned lots, to build the same structure.

**3. NO ADVERSE IMPACT:**

13569 Park Meadows Drive should ultimately be granted its non-use variance because, after meeting the aforementioned requirements, there are no adverse impacts to either the city or surrounding neighborhood. There will not, as a result of the new structure, be any adverse impact to parking or traffic before or after this project is built. No new roadways, utilities, or any other external or internal factors will affect the neighborhood adversely. The proposed enclosure sits back far enough on the property, and is low enough, that it will not affect the views of any neighboring homes. The request for variance only applies to the absolute minimum area needed to build the enclosure. Given the uniqueness of the building scenario, and the physical limitations of the existing home's ability to support the structure anywhere else, is enough to guarantee no weakening to the general purpose of the zoning ordinance regulations.

Thank you for your consideration on this project.