

APPLICANT RESPONSE STATEMENT- VARIANCES Fire Department

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative. In the case of concurrent variances, a response to the standards below should be provided for each variance requested.

1. Explain requested variance.

Applicant requests to allow more than fifteen (15) detached units without sprinklers with only one egress/entrance. All townhome units will be sprinkled. T

2. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Due to the existing structures, stream bank buffers and the surrounding property owners, it is practical to only build one entrance/exit. The civic space is proposed to be a fire station so the lack of two entrances does not create a problem for fire access. Therefore, sprinkling the single family homes is not necessary.

3. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

The application of these regulations would increase the unit price of each home making each home less affordable for residents. The Applicant intends to donate land to the City of Woodstock for the purpose of a fire station near the entrance of the development.

4. Such conditions are peculiar to the particular piece of property involved.

The conditions with existing buildings and being surrounding by other property owners is unique to this property.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Other property owners have been able to develop their properties.

6. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

Granting this variance will allow the homes to be priced at a more affordable price. For the City of Woodstock, acquiring the land for a fire station will bring immeasurable good to the surrounding community.

7. Special circumstances or conditions applying to the building or land or building and land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.

Being surrounded by the U.S. GSA land is a special circumstance that does not apply to other property owners in the area.

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- 8. Granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.**

Granting of the variance is necessary to preserve the property right of the property owner.

- 9. The condition from which relief or a variance is sought did not result from willful action by the applicant.**

The Applicant did not cause the conditions for which this variance is sought.

- 10. Authorizing the variance will not impair adequate supply of light and air to adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City.**

The Applicant is requesting a variance from the fire code. By donating land for the purpose of fire station, the Applicant will be improving fire and emergency response time and will improve the public safety of the surrounding community.