



# Zoning Board of Adjustment

## Variance Request and Justification Information

1. State the section of the Unified Development Code or Describe the regulation for which you are requesting a variance:

**UDC Section 8.04 – SF-36**

2. Describe how your request will differ from the requirement(s) of the Code:

**Pergola is approximately 6 ft from property line. Covered Structure is approximately 4 ft from property line. Metal bldg is approximately 3 ft from property line and expanding from 591 sq ft to up to 1100 sq ft.**

3. Describe how the situation causing the hardship or difficulty is neither self imposed nor generally affecting all or most properties in the same zoning district:

**The unique layout and mature trees on the property, including the placement of the existing legal non-conforming barn, the location of the pool improvements, and the configuration of the outdoor living space, make the proposed layout the most practical and reasonable use of the property.**

4. Describe how literal enforcement of the regulation will create an unnecessary hardship or practical difficulty in the development of this property:

**This would prevent the functional placement of the covered structure and pergolas and would limit the ability to improve/expand the existing metal structure despite its long-standing presence on the property.**

5. Explain how the variance requested will not negatively impact the adjacent property:

**We own both properties**

6. Explain how the granting of the variance will be in harmony with the spirit and purpose of the regulation:

**The request remains consistent with the spirit and intent of the zoning regulations by preserving the residential character of both SF-36 properties and neighborhood while allowing reasonable use of the land.**