

In addition to a complete site plan, please provide a written discussion of the following applicable decision criteria from LDC 2.500(2).

VARIANCE PROCEDURES

- (a) The property has unique or peculiar physical circumstances or conditions such as, irregular shape, width or depth; or exceptional natural or physical conditions such as topography, trees, native vegetation, wetlands, riparian areas, floodplain, wildlife habitat, or drainage ways; and
 - (b) The requested **Variance** is the minimum necessary to address the peculiar or unusual conditions of the site; and
 - (c) Any impacts resulting from the **Variance** are mitigated to the extent practical; and
 - (d) The granting of the **Variance** will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated; and
 - (e) The granting of the **Variance** will not conflict with the purpose and intent of the district or zone or other related ordinances of the City.
- (A) The existing building predates the setback codes that normally apply, as such, this property has a unusually wide profile in it's property lines. No other known unique or peculiar physical circumstances or conditions such as, irregular shape, width or depth; or exceptional natural or physical conditions such as topography, trees, native vegetation, wetlands, riparian areas, floodplain, wildlife habitat, or drainage ways being affected.
 - (B) The requested variance's peculiarities lay in the fact that the setback codes were drawn decades after the building was built, and had long served the community. Otherwise, no known peculiarities, trees, wetlands, or configuration conditions exist.
 - (C) The granting of the variance will mitigate safety, and crowding issues within existing building, and usage.
 - a) In addition to the above, this location is one of two remaining properties in the downtown area, that is a thriving business. Essentially, an anchor business to Tangent in a unique way.
 - b) The granting of this variance is the minimum needed to enable this business's valuable service capacity to expand and serve even more.
 - c) The granting of this variance has no known negative impacts to date. Conversely, variance this will enable the longstanding business to do much needed cosmetic facelift to reflect it's long history in the community. This includes, but is not limited to, the restoration of a historic neon sign, and return the building front to an aesthetic glory not seen in decades.
 - d) The granting of this variance will be entirely supportive of the purposes and intent of the district, and the zone, and the related relevant ordinances of the City.
 - (D) This variance application is predicated in the fact that there are no known negative impacts to the public, neighbors, or the environment.
 - (E) This variance does not conflict with the purpose, and intent of the district,

zoning, or related ordinances.