

Statement of Hardship for Vargas Auto

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

The property is located at the corner of Browns Bridge Road and Whiting Drive, resulting in two front setbacks that significantly limit the buildable area. The existing building, constructed prior to current regulations, already extends into the current setback lines. The lot's corner configuration, combined with the building's pre-existing placement, creates unique limitations not generally found on other parcels in the area.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

While the proposed building addition could technically be placed outside the current setback, doing so would require shifting the footprint inward, misaligning it from the existing wall and reducing available parking. These consequences would diminish the building's functionality and usability for its intended purpose. The proposed location keeps the wall in line with the existing structure, maximizing parking and maintaining site efficiency.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood.

Few properties in the neighborhood are positioned on a corner lot with dual front setbacks that significantly restrict expansion options. Most nearby parcels have a single front setback and greater flexibility for additions without impacting parking or building alignment. The combination of a corner-lot layout, pre-existing encroachment, and parking constraints is not typical for surrounding properties.

4. Such conditions are not the result of any actions of the property owner.

The building's current position within the setback lines predates the current owner and the current setback regulations. The constraints of the lot's configuration, building placement, and parking arrangement are pre-existing conditions not created by the applicant.

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

The proposed addition will not extend further into the setback than the existing wall, and the awning—though extending further into the setback—will be placed over existing pavement, creating no new obstruction, safety issue, or visual impairment. Granting the variance preserves parking, maintains site circulation, and aligns the addition with the existing building, ensuring a consistent appearance without undermining the intent of the setback regulations.