

**Variance - Statement of Hardship**  
**Parking Location – Section 6.2.5.C.2.e**

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

Yes. The subject property is impacted by a combination of physical and contextual constraints, including adjacency to an established residential subdivision at the rear and a stream corridor along the western boundary. These conditions significantly influence site design and limit flexibility in locating building massing, parking, and circulation areas. In particular, the need to provide appropriate separation from the residential properties to the rear creates a unique design constraint that supports locating parking and vehicular activity toward the front of the site. These site-specific conditions are not typical of standard industrial parcels and warrant consideration of the requested variances. Further, it is the applicant's intent to provide a layout that best screens the adjacent subdivision from vehicular traffic. Keeping the parking and circulation on the front and sides of the building will further buffer and minimize any potential sounds and light from the subject site.

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

Yes. Strict application of the ordinance requiring parking to be located to the side or rear of the building would limit the ability to design the site in a manner that appropriately buffers and protects the adjacent residential properties. Placing parking and associated vehicular activity at the rear would introduce noise, lighting, and truck movements closer to the neighboring homes, which is not desirable. By contrast, allowing a portion of the parking to be located in front of the building shifts these impacts toward the roadway and away from the residential interface. Without the requested variances, the Applicant would be constrained to a layout that creates greater impacts on adjacent properties, resulting in an unnecessary hardship tied directly to the site's configuration and surroundings.

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

Yes. The property's direct adjacency to an established residential subdivision at the rear, combined with the presence of a stream corridor along the western property line, creates a unique set of circumstances that are not commonly found on other industrial or commercially zoned properties in the area. Many nearby properties do not face the same degree of sensitivity at their rear property lines. As a result, strict application of the ordinance in this case would deprive the Applicant of the ability to design the site in a manner that is both functional and compatible with surrounding uses, a flexibility that is more readily available to other properties without these constraints.

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

The conditions necessitating the requested variances, including the proximity of residential development and the stream corridor along the western boundary, are pre-existing and were not created by the Applicant. The need for relief arises from these inherent site characteristics and surrounding land use conditions, not from any action taken by the property owner.

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

Yes. The requested variances are minimal and are intended to improve compatibility with adjacent residential properties rather than detract from it. Allowing parking to be located in front of the building shifts vehicular activity, noise, and lighting away from the rear property line, thereby reducing potential impacts on nearby homes. The proposed layout and

design will maintain an attractive streetscape along Gainesville Highway while enhancing buffering and minimizing impacts to surrounding properties. The requested relief does not permit any prohibited use and does not confer a special privilege, but rather allows for a more context-sensitive and compatible site design.