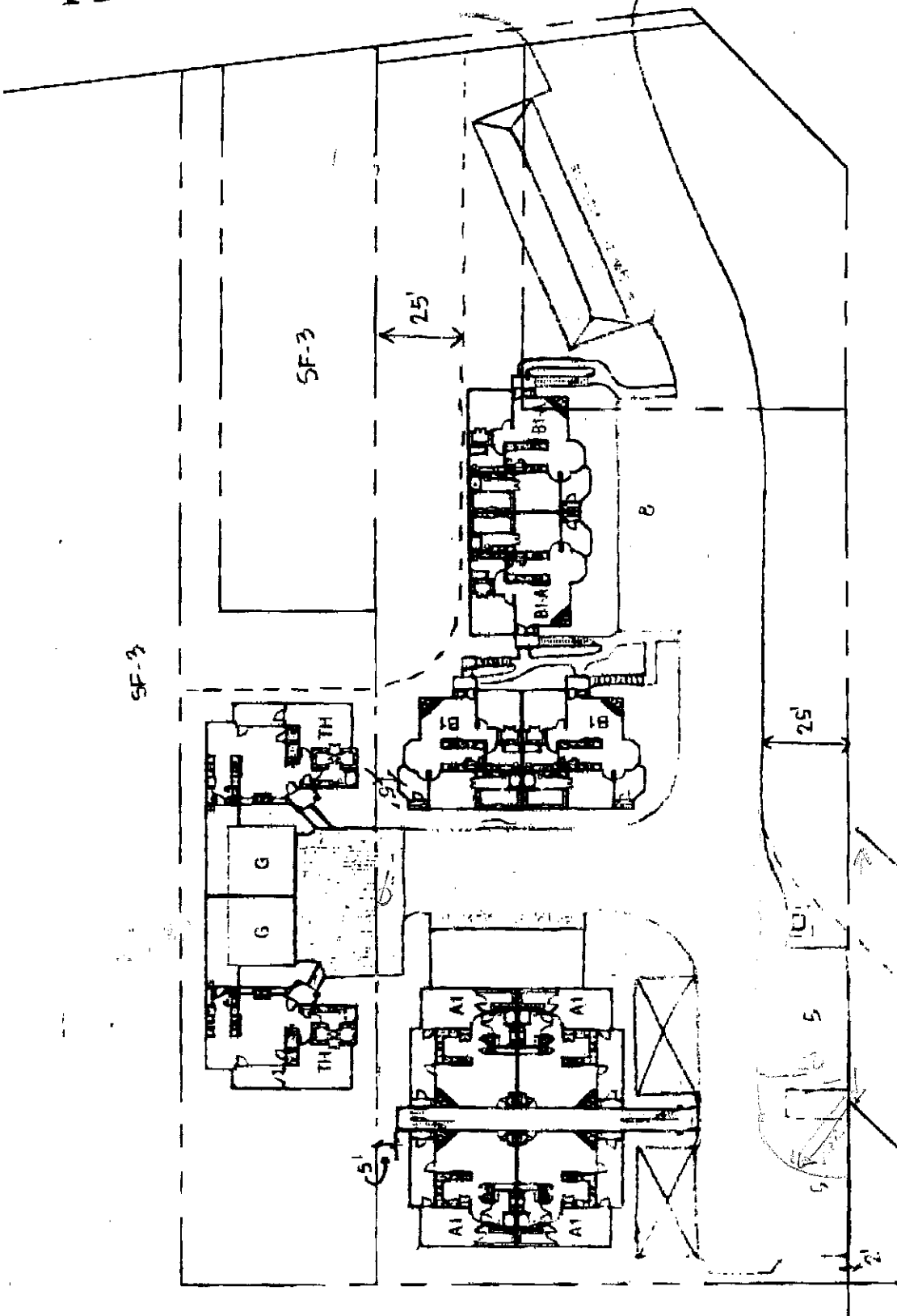


THORNTON ROAD



*SF-3
SF-15
25'*

C-3

BOA Findings

2214 Thornton Road

Reasonable use;

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

The ordinance is unreasonable when the adjoining property which triggers the compatibility standards is owned by the developer and is a part of the project. The purpose of the compatibility standards is to protect adjacent SF zoned property, in this case the adjacent zoned property is a part of this development.

HARDSHIP:

- 2. (a). The hardship for which the variance is requested is unique to the property in that:

the hardship is that the developer of the site is being required to comply with the compatibility standards increased set back on his own property which is a part of the overall development.

- (b). The hardship is not general to the area in which the property is located because:

The hardship is not general to the area because the increase setback is applicable only to this development. The compatibility setback is conforming to the other surrounding properties.

AREA CHARACTER:

- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

the setback variance is an interior setback and will only be seen from our own development, and does not affect any other property..ause the lots in the area are already developed and landscaped.