

ARYEH SIEGEL

ARCHITECT

123 Rombout Avenue

March 27, 2017

Applicable Standards for a Use Variance

1. *The applicant must prove that he cannot realize a reasonable return under the existing zoning. This proof must be demonstrated by competent financial evidence.*

The attached financial statement demonstrates that the Applicant cannot realize a reasonable return with the development of single family residential lots. The subdivision of the property into separate single family parcels would be the closest use allowed as of right on the property. However, the financial states shows that this would not offer a reasonable return on investment.

2. *The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.*

This property has a unique, existing non-complying office and lumber yard use in an R1-5 single family district. The property is larger than many of the neighboring properties.

3. *The requested use variance, if granted, will not alter the essential character of the neighborhood.*

The requested use variance would bring the property into stronger compliance with the residential character of the neighborhood, and reinforce the residential use. Demolition of portions of the existing warehouse building, and re-design of the portion to remain create a building that fits more closely into the residential character of the neighborhood, both in scale and appearance.

4. *The alleged hardship has not been self-created.*

The use variance is requested because the existing use on the property does not comply with current zoning standards. The grandfathered use was not created by the applicant, and the fact that subsequent zoning pushed it out of compliance with the neighborhood zoning

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did not come about through the actions of the applicant.

5. *This is the smallest possible variance that will overcome the economic difficulties.*

The proposed building design and residential use takes advantage of the existing building area. The use variance, if it were granted, is the smallest possible that would allow the owner to make good use of his property, and obtain a reasonable return on his investment.