

Below are the written responses to Zoning Code Variation Approval Criteria for the following requested variation:

- 1. A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a Traffic and Parking Study prepared by a Certified Traffic Engineer.**

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - The variation is requested due to fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood, preserving the existing quiet residential character of the locality.
- 2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - The subject property has been vacant for many years, and the proposed improvements will improve stormwater infrastructure for the immediate neighborhood. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - The variation is requested due to the fact that the proposed use – a stormwater detention pond – will not generate any traffic in the immediate neighborhood. Code requires a Traffic Study to assess the impact of developments on local roads. As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study is in harmony with the spirit and intent of Zoning Code.
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**
 - As it is evident the proposed use will not generate traffic, the request to waive the requirement to provide a Traffic Study will not be detrimental to the character of the existing neighborhood or the wellbeing of the local community. Obtaining a traffic study for an improvement that does not generate traffic would be an unnecessary expenditure of public funds for no benefit.