

- 1. What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?**

We would not be able to build new building due to how old building is positioned on lot. They would interfere with one another.

- 2. How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?**

This lot is a corner lot. The setbacks are different than standard lots.

- 3. Other than increased monetary gain, what is the purpose of the variation?**

To get building box 10' off lot line opposed to 75'

- 4. Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?**

Yes. To get a loading dock to work the way existing building is limits the way new building will work on lot

- 5. Will the variation be detrimental to the public welfare or injurious to the other property ow improvements in the neighborhood?**

No- all work will be done per county code with all necessary proofs, engineering, and permits.

- 6. Will the variation: impair an adequate supply of light and air to adjoining property, increase congestion on the public streets, increase the risk of fire adjacent property, or substantially diminish or impair property values within the neighborhood?**

No- with 10' setbacks it will get proper light and air

No- congestion will not be an issue. New building with be used for storage, there will be no additional employees.

No- fire increase will use standard 10' setback on lot line

No- values would not go down, adding growth to the industrial park

- 7. Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?**

No- intention is to get more storage and loading dock which several buildings in Trakk Industrial Park have