

## VARIANCE CRITERIA

1. Special circumstances exist in relation to the land, structures, or buildings as compared to other land, structures, or buildings in the same zoning district and other special circumstances are not the fault of the applicant; and

**This parcel is waterfront property which distinguishes it from other RMF-2 zoned districts.**

2. The literal interpretation of the provisions of this chapter would result in an unnecessary and undue hardship to the property; and

**In that the proposed project encroaches into the minimum waterfront yard, any proposed construction must receive a variance. The denial of a variance would result in an unnecessary and undue hardship to the property and prevent the Applicant from making this improvement as other property owners have done.**

3. The variance, if granted, is the minimum variance necessary to meet the requested use of the land, building or structure; and

**The variance is the minimum variance necessary to meet the requested use of the land, building and proposed structure. The existing patio will not be enlarged or modified in any way.**

4. The grant of the variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**The variance will be in harmony with the general intent and purpose of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Other property owners in the Point Whitecap community have made similar improvements to their units.**