

1. Special circumstances exist that apply only to the property for which the variance is requested, and not to any other neighboring properties. The special circumstances must relate to the property itself, and not to the applicant's desired use of the property. Explain the circumstances and how they are unique to the applicant's property.
  - **Justification: This is a double frontage lot. Which means privacy fence is not allowed because we have the private road from condos and a road from Broadway.**
2. Without a variance, substantial property rights that are enjoyed by neighboring properties will be denied to the applicant. Explain how the owners of neighboring properties are able to enjoy property rights that the applicant cannot.
  - **Justification: one of my neighbors that is adjacent to me has 6' fence. All the other neighbors in the area have a rear yard. This property does not have that provision, because of the way it is configured.**
3. The variance is not being requested solely for economic loss or gain. Explain how the variance is not just to increase property value or to allow profit-making activities.
  - **Justification: The request is solely based on the fact that I have a special needs son that can elope and he is getting to a place where he is able to beat the 4' fence. Mentioned in the CLTS waiver.**
4. The applicant's hardship is not self-created. Explain how the special circumstances relating to the property are not caused by the applicant's actions or wishes.
  - **Justification: House was bought in the current condition.**
5. The variance would not defeat the purpose of the zoning ordinance, and would not be a detriment to neighboring properties. Variances cannot be contrary to the policy reasons for the ordinance from which the variance is requested. Explain how the variance would work within the existing zoning rules and not undermine the reasons for them.
  - **Justification: Broadway is a busy street and has significant distance from other properties.**