

E. A DETAILED STATEMENT EXPLAINING HOW THIS APPLICATION MEETS THE SPECIFIC TESTS IDENTIFIED IN THE ZONING REGULATIONS FOR VARIANCE (AREA AND/OR USE), SPECIAL EXCEPTION OR OTHER SPECIFIC RELIEF BEING SOUGHT.

1. The proposed special exception will increase the area variance by only 14%. We do not wish to undermine the importance of the zoning regulations by any means, but this slight increase, we believe, will provide greater use for the building and the neighborhood while still keeping the general intent and purpose of the zoning regulation in high regard.
2. The proposed variance is for lot area variance. There are no adjoining row houses or buildings that will be impacted physically. Furthermore, the proposed variance will reduce the number of occupants in the building and allow for a more long term habitation of the building in this residential neighborhood. We are not proposing any changes to the footprint of the building. The building is presently three stories plus the basement which will be maintained the same way. Maximum allowable lot occupancy for this building is established at 60% and presently the existing lot occupancy is 51%, well under the limit. The required rear yard setback is a minimum of 20' and presently the building has a 55 foot rear yard setback, again, well within the parameters of the zoning regulation.
3. The three unit apartment building would be home to residents wanting to be a member of the existing residential community, which will help in the cultivation of a long established family community as opposed to a group home set up that would be co-mingled within a small strip of row-houses. This is not to belittle or insult the importance and impact of group homes, they are indeed vital to shaping our underprivileged youth, but their location and structure are key elements in their effectiveness. In our opinion, the size and location of this row home is not conducive to the aforementioned. The property is within a small strip of residential row houses; accordingly, we feel that the natural usage of the property should be residential units. This has been the overwhelming sentiment we have received from neighbors as well.

