

1. **Exceptional Situation Resulting in a Practical Difficulty**

The property exhibits exceptional conditions that render full compliance with required height practically difficult for the applicant. A variety of factors led to the decision to design the accessory dwelling at 2214 Douglas St NE with additional height. The first factor of the building design is to preserve the existing front façade of the property by adding additional living space in an accessory dwelling at the rear of the property, rather than expanding the main house. The character of the property from public streets will be largely unchanged, as the build site is in the rear of the property and can only be viewed by neighbors that share the public alley at the rear of the property. The only property owners who can view the build site are the six property owners who reside along Douglas Street with alley access. The second factor that leads to the request for a height variance for the property in question is that the property owners at 2214 Douglas St NE have experienced water issues in the main house foundation, and as such would prefer to build the accessory dwelling on piers in order to avoid these same issues in the accessory dwelling. Building plans require the piers to be a certain height from the ground, and a variance granted would allow the builder to account for the height of the piers while still allowing the ceilings of the accessory dwelling to have a height for livable space and comfortable use. The last factor in the request for a height variance is that the main first floor living space (not including bathroom, stairs and laundry area) is just over 120 SQ feet and the upper bedroom area is not much bigger than that. These smaller room sizes would be more comfortable with additional ceiling height granted to increase the enjoyment of the space.
  
2. **No Substantial Detriment to the Public Good**

Granting a variance to the height requirements would likely not result in undue harm to the public good. As mentioned previously, there are limited sight lines into the build site from neighboring properties as it sits in the rear of 2214 Douglas St NE. The neighbors who do have sightlines into the property have much larger homes, with all but one having some sort of expansion or renovation that has greatly increase the square footage of their properties, even with the additional height of the structure in question, neighboring homes will not be affected in terms of quality of light or enjoyment of their properties. In addition, the front façade of the property will be unchanged; the streetscape of Douglas St NE is unaffected.
  
3. **No Substantial Harm to the Zoning Regulations**

Granting the requested variance would not be likely to harm the intent of the Zoning Regulations. The Regulations generally intend to protect light and air available to neighboring properties; The proposed design, which would result in variances to the buildings height, would have no effect on light or air available to neighboring properties.