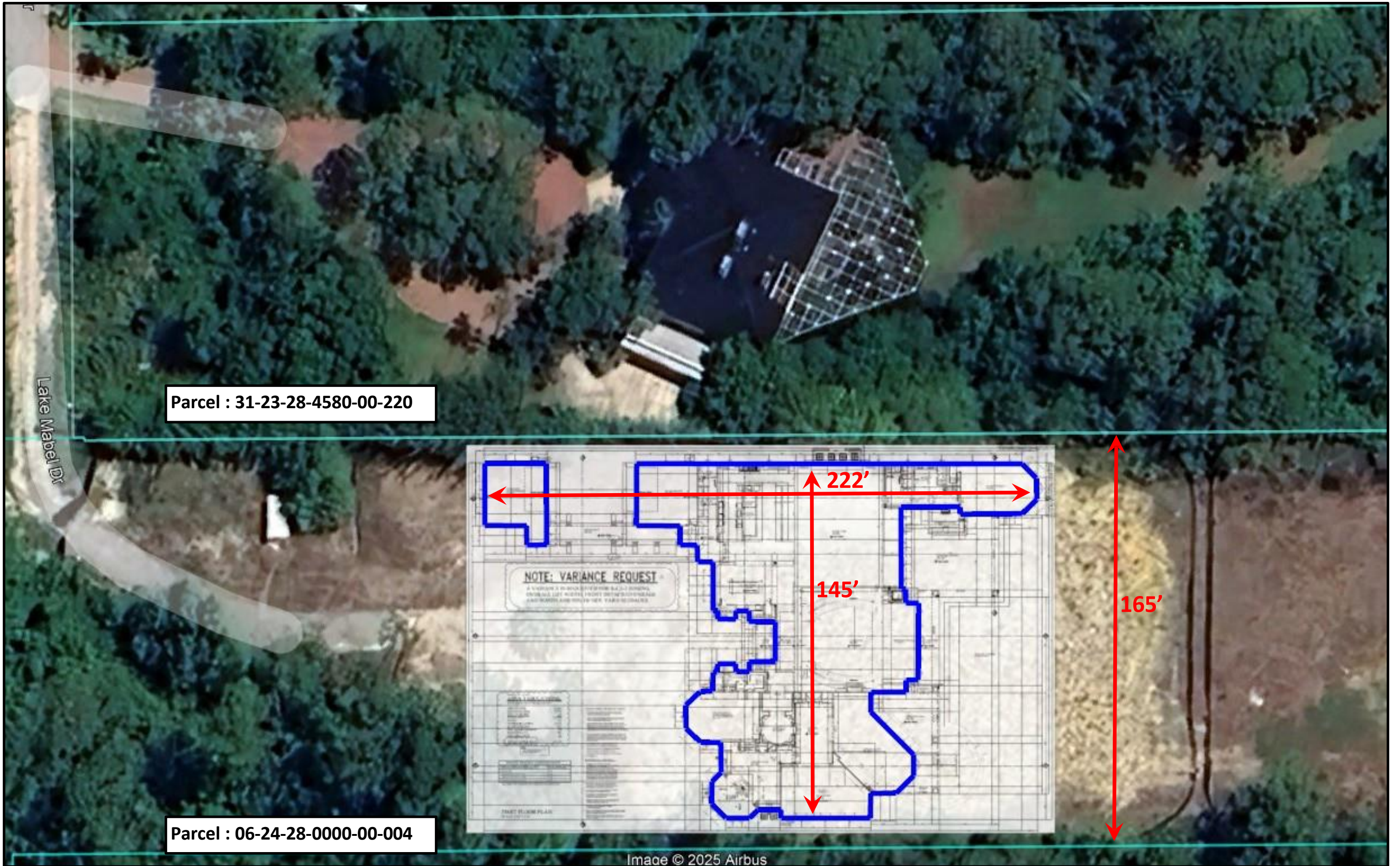


Steve & Linda Alcorn  
9209 Lake Mabel Drive

VA-24-11-115

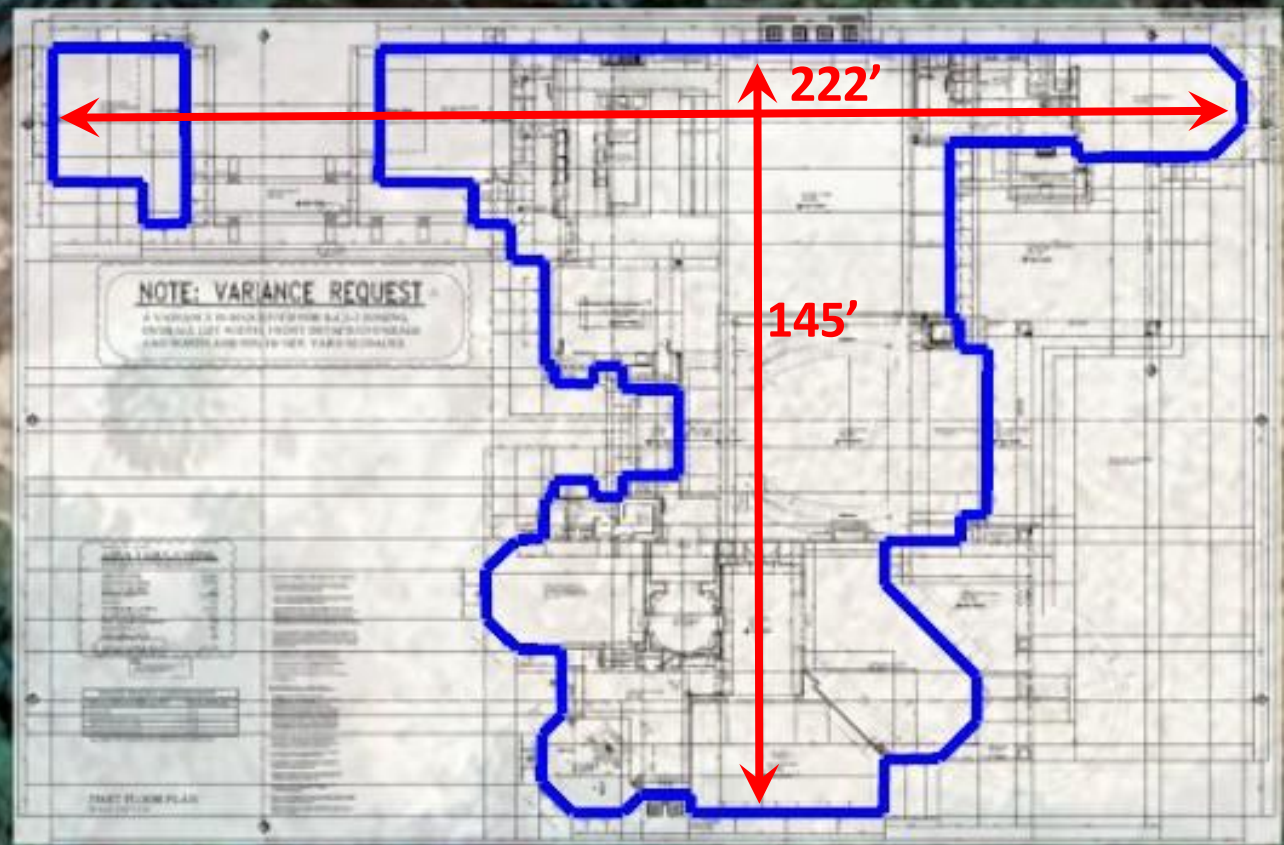






Parcel : 31-23-28-4580-00-220

Parcel : 06-24-28-0000-00-004



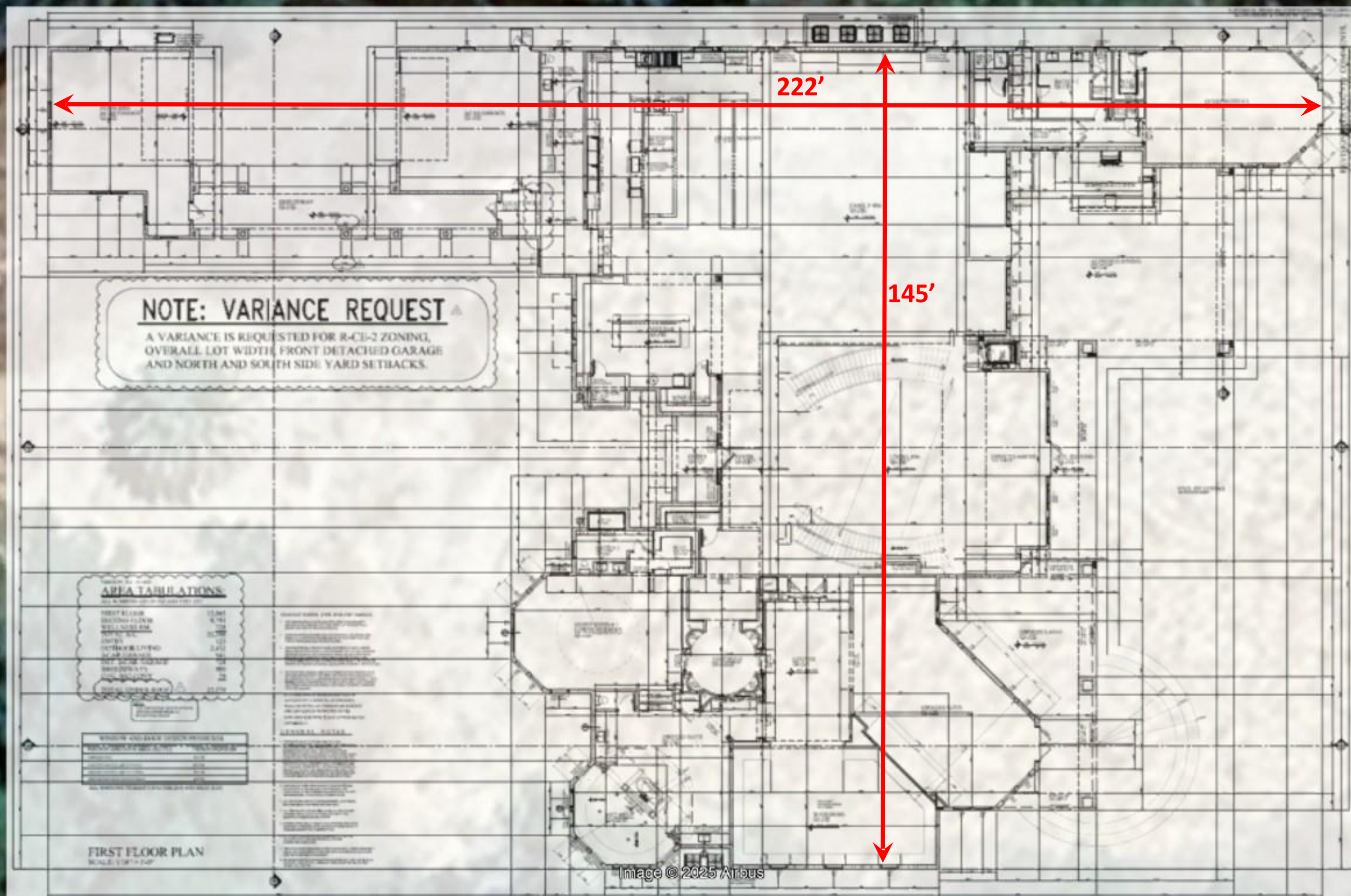




Parcel : 31-23-28-4580-00-220

Parcel : 06-24-28-0000-00-004









# VARIANCE CRITERIA

- **SPECIAL CONDITIONS OR CIRCUMSTANCES**
  - No. Lot is rectangular, not an irregular shape and meets all dimensional criteria for standard lot size in R-CE-2 zoning category
  - The Proposed Home, even at +/- 27,000 square feet could be redesigned to fit within buildable area permitted on site.

# VARIANCE CRITERIA

- **NOT SELF CREATED**
  - **Yes.** The proposed home could be redesigned to fit on the lot in a code compliant manner.
- **NO SPECIAL PRIVILEGE CONFERRED**
  - **Yes.** The proposed home could be redesigned to meet the code.

# VARIANCE CRITERIA

- **DEPRIVATION OF RIGHTS**

- **NO.** Owners can still build a code compliant home of the same size on the lot.

- **MINIMUM POSSIBLE VRAINCE**

- **NO.** Variances are completely unnecessary.



# VARIANCE CRITERIA

- **PURPOSE AND INTENT**
- 222' of two story structure, including two garages, ranging in height from 26' to 35', located 10' from the Alcorn property will be detrimental to the use and enjoyment of the Alcorn property. Code allows mechanical equipment to be located within setback. 4 A/C units proposed within 10' of property line align with Alcorn lanai.