

1. Exceptional Circumstances do exist pertaining to this lot.
  - a. This home's setback starts quite a bit from the curb of the street, so the site's front yard setback of 36.3ft is actually less than what it appears to be. Encroaching on the set back by approximately two additional feet from what is allowed by code, will still appear to be quite far from the road and will not impede any activity or passage in front of the home.
2. A variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.
  - a. The homeowners of the property are of retirement age, and plan for this to be their final home. They don't park their cars in the garage, so the front entry is their primary entrance into the house. Adding a covered porch will create a safer environment when rain, snow and other inclement weather could make it slippery or unsafe to walk on the front stoop. Having the entry covered will also make for easier snow removal in the winter, especially as they age-in-place. Additionally, the portico will increase curb appeal, as it adds needed dimension to the front facade, and will be attractive to look at for passers-by.
3. The variance will not create a special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.
  - a. Adding the portico will not create a burden to any neighboring properties. It affects the front entry only, and does not impact the neighboring properties, on either side or behind the property. Also, the portico would create a covered space for any neighbors, or visitors to the home, to wait while the door is answered.
4. The difficulty or hardship was not created by the property owner.
  - a. Five out of six of the homes heading north on Milwaukee River Pkwy have coverings over their front entrances. Adding the portico to this home would be in keeping with the look of other homes in the neighborhood, and contribute to the curb appeal, potentially increasing property values. The homeowners did not create any hardship associated with the addition of their own covered entry.