

- Exceptional circumstances exist that are unique to the subject property;
 - As we are operating and maintaining a cemetery, the screening between the maintenance building and the burial areas is vital to retain as our customers want peace while visiting their loved ones. The placement of the addition reflects this as the building is hidden behind many trees to obscure the view from the cemetery and from adjacent properties. Moving this addition to any other side of the existing building would necessitate the removal of old-growth legacy trees which would break that screening and make the maintenance building complex exposed to the cemetery.
- The requested variance is necessary for the preservation and enjoyment of property rights possessed by other properties in the same district and vicinity;
 - If we were to place the addition on the west side of the existing storage building it would draw additional attention to the maintenance area across the street for those who live on Congress St. This could possibly contribute to a decline in property value and a decrease in interest in buying property along the street. Having the building addition on the east side as proposed will hide it from those on Congress St. and will not add additional visual elements that could draw more attention to the area on Congress St.
- Granting the variance will not create a substantial detriment to adjacent properties, nor materially impair or be contrary to the purpose and intent of the zoning ordinance or the public interest; and
 - This variance will still retain over 60 feet of undisturbed vegetative screening between our site and the current parking lot on the other side of the lot boundary, still obscuring the vision and sound of the site. It is our opinion that this action will not go against the purpose and intent of the zoning ordinance or public interest as that visual and auditory separation will still be defined.
- The hardship or difficulty necessitating the variance was not created by the property owner
 - Our property has large, old-growth, legacy trees which provide screening for the visiting families. Clearing these trees would be required to place the storage addition elsewhere on the site which would disturb the separation between the families visiting their loved ones and the maintenance area.