

## Written Analysis Addendum

- a. Except for the entrance to the Lost Mountain Lakes subdivision, no other lots along the approximately 2 mile stretch of Shipp Road has a sidewalk. Requiring the Bibbs home to have a sidewalk provides other residences privileges that the Bibbs would not enjoy. Namely not imposing the steep cost of adding a sidewalk.
- b. Section 8-74 of the development code requires curb and gutter to be installed on all new streets and new constructions on existing streets. And Section 8-75 of the development code requires sidewalks to be installed along each side of any public or private street within or adjacent to the development. Except for the entrance to the Lost Mountain Lakes subdivision, these requirements are not evident along the same side of Shipp Road where the development is taking place. This would impose upon the owners an exorbitant cost that current residents along the same side of Shipp Road did not have to incur.
- c. As the aforementioned points have stated, this variance does not provide any special privileges to the owners that are denied other residence in the area. The approval of this variance would allow the owners to be on par with the current residences along the same side of the road as the home being constructed.
- d. The requirement to add curb and gutter along the frontage of the property will create a situation where heavy or constant precipitation would cause standing water to accumulate with no drainage option, thus creating unsafe conditions of hydroplaning which would be injurious to the neighborhood and counter to the general welfare of the neighborhood. Approval of the variance would be in keeping with the purpose and intent of the development code as the new residence will positively impact the aesthetics and value of the area and in no way negatively affects the current neighborhood and general welfare. Approval of this variance would also increase the surrounding property values of residences which would increase the revenue streams to the city.
- e. The circumstances for this variance are out of the control of the owners/applicant. The exorbitant costs associated with the installation of the sidewalk, curb and gutter are a direct result of the high inflation for materials and labor across all sectors of the economy.
- f. This variance is the minimum variance that will allow for the successful completion of the residence being constructed at 4740 Shipp Road. All other development codes will be adhered to.
- g. The approval of this variance will in no way permit the land to be used for any purpose other than a single-family dwelling that will exist in accordance with the regulations set forth in the development code and zoning codes.