

## VARIANCE QUESTIONNAIRE RESPONSES

1. The variance is being requested in order to add a non-permanent structure inside the 35' front yard setback.
2. The existing building has been developed on this site for many years and is currently siting inside the front yard setback. The construction of a building addition on the existing structure that would allow for additional seating would require a variance in the reduction of the setback so the owner would like to enhance the front of the property and allow for better use of the restaurant by constructing the open deck area within the front setback.
3. The building was not in compliance when the owner acquired the property and the encroachment of the existing building is an existing noncompliant structure.
4. Due to the orientation of the existing building and the existing setback expanding the seating area of the development would not be possible with an addition to the permanent structure without reducing the existing setback.
5. The variance requested is to allow a non-permanent structure inside the existing front yard setback. The size of the front yard setback area would dictate the minimum allowed space.
6. Granting the variance would allow the owner to expand the use of the property in order to better serve the citizens of Griffin and Spalding County while minimizing the impact on the front yard with permanent structures and enhancing the view from the street.
7. The variance will in no way adversely affect the surrounding properties or be detrimental to the health, safety or welfare of the general public. The additional of the structure will not impeded the use of the surrounding properties or provide health or safety risks for the general public. This structure shall be provided to enhance the experience of the general public and enhance the area along the Broad Street frontage.