

## **-Hardship Statement-**

**Strict application of the regulations would produce hardship because:** The original house on this lot was built in 1963. The original construction now encroaches on side yard setback requirements. The proposed addition will not increase the nonconformity of the side yard setback. The hardship related to the land are Parcel Size, Parcel Shape and Parcel layout which are all peculiar to this Non-Conforming Lot. Strict application of the 15 Yard Side Yard Setback on this particular lot would not permit any reasonable use of the property. That constitutes and constitutes a Hardship on the land from which we are seeking the relief of a Variance.

**The hardship is unique an not shared by all properties alike in the neighborhood because:** The property is bounded by the Lake on the East and Spellman Point Road on the west. The alignment of the Road and the lake are irregular shaped lines which result in irregular boundary lines, which are peculiar and unique to this parcel. Additionally these irregular boundaries and corresponding irregular lot widths differentiate lots in the neighborhood from each other. Accordingly, any hardship found on this parcel would not necessarily apply to any other lots in the general area.