

Propst #11 3462 Springs Rd Hickory, NC

UDO 44-705(c)(1)

*Standards.* Nonconforming non-residential and multifamily (three or more dwelling units) structures, which are partially or fully destroyed, may be rebuilt or repaired, provided that the board of adjustment makes the following findings of fact:

- a. Adversely affect traffic; *Response:* A 32'x52' canopy is replacing a 32'x52' fuel canopy that was damaged in a recent snowstorm. This is in the same footprint as the canopy that was destroyed by the storm.
- b. Adversely affect the physical environment pertaining to water pollution, air pollution, and noise pollution; *Response:* The fuel canopy will not adversely affect the physical environment pertaining to water pollution, air pollution, or noise pollution. The new canopy will provide coverage for consumers using the fuel pumps.
- c. Adversely affect the provision of services and utilities; *Response:* The new canopy will not adversely affect the provision of services and utilities. This will not affect the provision of services and utilities. The new canopy will utilize LED lights under the canopy thus resulting in increased energy efficiency.
- d. Create a health or safety hazard; *Response:* The new canopy will not create a health or safety hazard. It will be new construction and built to the latest building standards required by the county.
- e. Adversely affect other property values; and *Response:* The new canopy will not adversely affect other property values as this new canopy reflects an investment in the subject property.
- f. Impair the health, safety and general welfare of the surrounding neighborhood and substantial justice would be done in carrying out the request. *Response:* The request will not impair the health, safety and general welfare or the surrounding neighborhood and substantial justice would be done in carrying out the request. As we intend to use the existing columns and footers, the position of the canopy will not change. Moving the canopy would result in major changes to the canopy and adversely affect the parking and on-site traffic near the store.

