

Mt. Calvary Variances

1. 25% MAXIMUM EXPANSION VARIANCE (SEC. 94-41 C1) TO ALLOW CONSTRUCTION OF AN ADDITION THAT EXCEEDS THIS THRESHOLD IN ORDER TO MEET CURRENT AND FUTURE SPACE, ACCESSIBILITY, AND FUNCTIONAL NEEDS OF THE CONGREGATION.
 - a. The Mount Calvary Lutheran Church property presents unique physical and site constraints that make it difficult to comply with the 25% expansion limit outlined in Section 94-41(c)(1). The existing building's configuration, lot shape, and proximity to neighboring properties limit reasonable expansion options within the historic district. The proposed addition is carefully designed to minimize footprint and remain compatible with the church's historic architecture while providing essential space for accessibility, fellowship, and ministry functions. Strict enforcement of the expansion limit would create an unnecessary hardship unique to this site, as no reasonable alternatives exist within the current structure or lot. The proposal maintains neighborhood character and supports the continued active use of the church as a community-serving institution.
2. FRONT YARD SETBACKS VARIANCE/EXCEPTION IN ORDER TO MEET PARKING NEEDS, ADD A COVERED PROCESSION AWNING, AND ADD A MODEST EXPANSION TO CREATE LARGER SANCTUARY AND MAIN-LEVEL FELLOWSHIP AREAS.
 - a. The Mount Calvary Lutheran Church project is designed to improve accessibility, update aging infrastructure, and provide additional functional space while maintaining the church's familiar presence and architectural harmony with the neighborhood. Planned improvements include a modest expansion to create larger sanctuary and main-level fellowship areas, accessible restrooms, and a covered drive-up area for service pick-up and drop-off (particularly for funeral processions). The proposed improvements follow the site's existing development pattern, improve safety, accessibility, and traffic flow.
3. OFF-STREET PARKING VARIANCE IS BASED ON EXISTING SITE CONSTRAINTS AND THE LONG-ESTABLISHED USE OF THE PROPERTY AS A CHURCH WITHIN A RESIDENTIAL NEIGHBORHOOD.
 - a. The lot size, historic building placement, and surrounding streets limit the ability for Mount Calvary Lutheran Church to add additional parking without creating greater impacts to setbacks, circulation, or neighboring properties. The proposed parking layout maximizes on-site spaces while maintaining safe access, accessibility, and compatibility within the surrounding neighborhood. Church parking needs are periodic and event-based, with services occurring at limited times (Sundays, Wednesdays, etc.) allowing on-street parking to accommodate peak needs without adverse impacts. This variance allows the church to continue operating safely and effectively while preserving the character of the neighborhood and historic district.
4. LANDSCAPING VARIANCE REQUEST DUE TO EXISTING SITE CONDITIONS AND THE FUNCTIONAL NEEDS OF THE CHURCH PROPERTY, WHICH MAKE IT IMPRACTICAL TO LANDSCAPE ALL REQUIRED SETBACK AREAS.
 - a. Portions of the setbacks at the Mt. Calvary Lutheran Church expansion project are needed for parking, circulation, accessibility routes, snow storage, and a covered drive-up area, leaving limited space for traditional landscaping. Where feasible, the project incorporates landscaping and site improvements that are appropriate to the area and minimize visual and drainage impact. This variance allows the site to function safely and

efficiently while maintaining a well-kept appearance that remains compatible with the surrounding neighborhood.

5. LOCATION OF GARAGE RECEPTACLES IS DUE TO SITE CONSTRAINTS AND THE FUNCTIONAL LAYOUT OF THE CHURCH PROPERTY, WHICH LIMIT FEASIBLE PLACEMENT OPTIONS OUTSIDE OF DESIGNATED LANDSCAPE AREAS.
 - a. The Mt. Calvary Lutheran Church project configuration of the parking, drive-up, and circulation areas leaves no practical alternative locations that would meet the code requirement without disrupting accessibility, safety, or site functionality. The proposed receptacle locations are positioned to be as unobtrusive as possible and will be screened where feasible to minimize visual impact. Granting this variance allows necessary site utilities to be provided while maintaining safe circulation and preserving the overall appearance and character of the property and surrounding neighborhood.
6. OVERALL HEIGHT RESTRICTION OF MAX 35-FEET TO BE EXCEEDED FOR THE THREE CROSSES BEING PLACED LOCATED AT THE PEAKS OF THE CHURCH ROOF. THE ROOF STRUCTURE ITSELF REMAINS BELOW THE 35-FEET.
 - a. The Mt. Calvary Lutheran Church project includes three crosses placed on the roof peaks of the existing church and planned addition. The roof structure itself remains in compliance with the 35-foot height restriction. The crosses are symbolic architectural elements that are traditional to church buildings and are not occupiable or functional space. Their placement and scale are modest and consistent with the character of the existing church and surrounding area. Granting the variance allows these traditional elements to remain visible without increasing the overall building mass or creating impacts to neighboring properties or the character of the historic district.