

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

The addition requested sits directly on top of the current foot print of the home. There is no expansion of the building onto additional land.

Explain how the variance will not alter the essential character of the general vicinity.

The second floor addition does not affect the setback already established. A current roofline will be raised 2 feet. The addition is in back of the home on the current footprint.

Explain how the variance will not cause a hazard or a nuisance to the public.

The addition remains in the current building footprint which has existed for over 20+ years.

Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

The current footprint is 16" under the 15' required. At the time the current footprint was built, it was within the building code.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The applicant is attempting to bring a home built in 1926 to modern standards regarding bathrooms and closets. The applicant is working within the current footprint of the home and not encroaching any further into any setbacks. If the applicant cannot build over the current footprint, there is no ability to bring the master bath or closet into the standard of the neighborhood.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No. Applicant is trying to conform with current regulations by not extending the footprint of the home. Evidently, at the time the main house was built, the regulations were different.