

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.

All construction will be within existing footprint and will not impede on neighboring properties. All building aspects will be permitted and inspected by the city.

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

Construction will only increase the height of the property and will mirror the properties on both sides and along the street as 2 story residential.

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

Along with the variance will contact and consult with the neighboring properties to ensure we have access along the side yards as well as maintain a clean and safe work site.

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

Variance will allow the property to match the current construction projects on the street. All fire rating precautions and building practices will be followed.

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

Older homes in the area were built in close proximity to the lot lines which do not allow for the current building code setbacks.

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.

Current property is in disrepair and in need of upgrading. By allowing construction of a 2nd floor we can alter the layout to a more functional plan and allow for additional bedrooms and living space.

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

No, property was built 110+ years ago. We are proposing to only build upon the existing footprint.