

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

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

The house expansion and encroachment into the required front and street side yards will not create any health, safety or welfare issues as it does not encroach into any utility easements, sidewalks, or roadways

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

The vicinity is residential and the applicant is proposing an expansion to a residential structure for residential use.

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

The variance will not create a hazard or nuisance as it does not encroach into any existing utility easements, sidewalks or Right-of-Ways. By updating the existing residence, the adjacent residences will be located near a house of greater value and aesthetics.

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

The expansion of the structure will require the variance while maintaining the same distance from his neighbors houses.

Additional consideration:

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

The existing lot is a corner lot, hence it has two sides that have the required 30' setback where most lots would have standard 6' side yards.

2. 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.

Strict application of the provision would deny the applicant the ability to expand his residence.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The circumstances are not the result of any actions of the applicant

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