

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.

DOES NOT IMPACT PUBLIC SAFETY, HEALTH OR WELFARE AS THE GARAGE IS CONTAINED WITHIN SUBJECT PROPERTY AND IS INCREMENTALLY LARGER THAN THE ALLOWED REAR YARD ALLOTMENT

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

OLD LOUISVILLE ARC HAS APPROVED THE DESIGN, SIZE AND LOCATION OF THE GARAGE AS IT WILL FIT IN WITH THE SURROUNDING NEIGHBORHOOD

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

NEW PRIVATE GARAGE, REPLACING AN OLD EXISTING GARAGE WHICH IS DETERIORATING

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

PER RESEARCH, THE GARAGE FOOTPRINT IS SLIGHTLY LARGER THAN THE ALLOWED SQUARE FOOTAGE OF A GARAGE IN THE REAR YARD.

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

THE REAR AND SIDE YARD ARE QUITE LARGE BUT A REAR COVERED PORCH IS BEING COUNTED TOWARDS THE ALLOTTED SQUARE FOOTAGE WHICH IS TAKING THE GARAGE OVER THE ALLOWED LIMIT OF SPACE

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.

DECREASING THE SIZE OF THE GARAGE WOULD NOT MEET THE HOMEOWNER'S USE OF HAVING A TWO CAR GARAGE WITH STORAGE SPACE. HOMEOWNER HAS HAD CAR BROKEN INTO IN PAST 2 MONTHS AND NEEDS SECURE STORAGE OF VEHICLE AND VALUABLES IN NEWLY BUILT GARAGE.

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

APPLICANT IS SEEKING VARIANCE PRIOR TO CONSTRUCTION.