

**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.

VARIANCE IS TO ALLOW A COVERED DECK TO BE BUILT ON THE EXISTING GARAGE/CARRIAGE HOUSE AND WILL REQUIRE A VARIANCE FROM THE REQUIRED 30% PRIVATE YARD AREA AND WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE.

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

THE ENTIRE REAR YARD / PRIVATE YARD AREA IS COMPLETELY ENCLOSED BY A 6' WOODEN PRIVACY FENCE AND WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE GENERAL VICINITY.

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

THE PROPOSED 8'-4" COVERED DECK IS ENTIRELY WITHIN THE PRIVATE YARD AREA BETWEEN THE EXISTING RESIDENTIAL STRUCTURE AND THE PROPOSED SECOND STORY CARRIAGE HOUSE / 3-CAR GARAGE AND WILL NOT CAUSE A HAZARD OR A NUISANCE TO THE PUBLIC.

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

THE VARIANCE IS TO ALLOW THE CONSTRUCTION OF A COVERED DECK AND WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF THE REQUIREMENTS OF THE ZONING REGULATIONS.

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 CONSTRUCTION OF THE PROPOSED COVERED DECK WILL ALLOW ACCESS TO THE SECOND FLOOR OF THE CARRIAGE HOUSE.

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.

THE PROPOSED COVERED DECK CONSTRUCTION IS THE ONLY ACCESS TO THE SECOND FLOOR CARRIAGE HOUSE.

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

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