

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.

That expenses will align with the existing footprint
~~and~~ which has been there since 1943

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

again just adding 1,000 sq ft to the existing
~~the~~ repair shop that has been there since 1977.

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

Do will not create a hazard or nuisance to the
public since will only being an addition to existing
shop.

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

~~no~~ will not, but only adding to existing repair
shop that has been used since 1977.

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).

existing suburban land use is a
Traditional Form District.

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.

WOULD NOT BE ABLE TO EXPAND THE BUSINESS

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

NO, WAITING TO OBTAIN APPROVAL :

JWB

General Waiver Justification:

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

1. Will the waiver adversely affect adjacent property owners?

NO the only Adjacent lot is a Commercial lot with NO greenery or trees on lot.

2. Will the waiver violate the Comprehensive Plan?

We will be adding a much needed update to a Building & Property that needs to be updated with nice looking Property & Building

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

This Expansion Project more green space & tree canopy than is Required

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The new project is providing a tree canopy & green space to a lot that has none of the above green area