

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.

Variance will not alter the use of any surrounding properties and be typical of the area.

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

Variance approval would allow a one car attached garage to be built at the driveway (normal character for the neighborhood) instead of on the opposite side of the home in side/front yard.

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

Variance for garage addition will take place completely on property with no nuisance during construction or after complete.

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

Variance is for encroaching into side and rear yard setbacks only.

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

The given lot and house setting is not normal for the area with a very shallow yard. Most end caps only have 2 lots per block, this road has 3 and the subject property is in the center.

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.

One car garage addition of any functional size on driveway will not fit within given setbacks. The only place to add a garage would be to the opposite side of the house in the side/front yard. This would be uncharastic of the neighborhood.

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

No constuction has taken place in regards to this variance.

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