

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.

Will not impede movement around structures given over 3ft clearance to side yard property line and fence. Preserves freedom of movement/egress/ingress in the event of emergency. Enables parking of vehicles in garage as opposed to driveway, facilitating access to and around structures.

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

Preserves home/neighborhood character by allowing for 2x1-car doors on garage – which face the street and are highly visible (construction to match original/existing garage design, but with enlarged space for today's vehicles). Style/materials of garage to match those of home.

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

To be constructed in accordance with current safety/code standards (vice the original, 1930s standards the existing garage is built to). Design so as to not block access to structures or around property (as described above).

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

Encroaches current 5ft side yard setback limit for attached structures by less than 2ft, leaving 3ft of clearance to property line. Variance falls within side yard limits if built/remodeled as detached garage (current setback limit for detached accessory structures is 2ft from the property line).

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).

Space available for a usable 2-car garage is limiting on this lot, given distance from house to side yard property line. Preservation of original character complicates the issue given style of garage doors circa 1937 (2x1-car doors utilized) and resulting width of a fully functional, 2-vehicle garage.

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.

Currently unable to park vehicles inside garage due to limited width and depth – interior measures 17.5'x17.5' (SUV can not fit; sedans can't open doors). Adherence to 5ft side yard setback still limits ability to enter/exit vehicles. Reliance on driveway parking can impede access to home.

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 – circumstances are due to original placement of home/garage relative to the applicable side yard property line.

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