

**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.

It is in the backyard, mostly hidden from the street; no structures near by; faces other back yards of existing houses.

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

It is behind the existing house; the addition will use the same bricks; is mostly hidden from the street, and is far from neighboring structures.

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

no structures are near-by; the back yard adjoins the side of a neighboring back yard.

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

The house, built in around the '50s, is set over 41' back from the road leaving a small back yard; if it had been built according to current code, a variance would not have been necessary.

*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).

This ~~house~~ is basically a suburban house place much farther back on the lot than others in the neighborhood, making the variance necessary.

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.

We live on Bellaire, in a 2 story house with basement; we want to age in place in our neighborhood; the addition will include a fully accessible bathroom and laundry room on the same floor.

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, we have taken no action before making sure we comply with all the regulations. ~~an application~~ for COA made to Landmarks

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