

**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 will allow new addition to sit further back onto private property away from public way. Addition is modest in scale and to be build of standard construction according to best practices.

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

Variance will allow new addition to properly align with existing primary structure for a more continuous, harmonious, and architecturally consistent appearance. Exiting portion to be removed is in poor condition and was added haphazardly which detracts from the primary structure.

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

Variance will allow new addition to be set further onto private property away from public way. The modest scale, standard, office space addition will not interfere with traffic, site lines, or public use and will cause no public hazard.

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

The small scale addition would be odd and out of character with the neighborhood and primary structure if required to be held to closer to property line along Bardstown Rd. Majority of neighboring commercial buildings are set back considerably from Bardstown Rd. Variance is a modest departure.

*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).**

Primary structure faces Eastview Ave but has a side elevation along Bardstown Road. Addition is merely supportive of primary structure and does not have an entrance on Bardstown Road. Majority of neighboring commercial buildings are set back from Bardstown Road.

**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.**

Addition would be forced to increase in unusable and unnecessary squarefootage to pull façade to lot line. Overall visual affect would be architecturally damaging to primary structure and would no longer be reasonable to construct.

**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.

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