

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.

The encroachment of the proposed residence is small compared to the lot width and will not be visually discernable in relationship to the adjacent residences.

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

The residences within the development are being constructed at the same width and footprint. The variance will permit a continuation of the established bldg width of 40 ft.

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

The encroachment is mainly on the north side of the residence where it is a uniform- 9 inches. On the residence's south side the 9 inch encroachment is towards the back of the structure only. The encroachment will not be noticeable to the casual observer.

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

The variance requested is for a minor encroachment and will have no impact on the public.

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).

Because the lots on either side of the subject lot have residences on them the lot lines cannot be shifted in either direction to widen the subject lot as needed.

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.

The applicant could not build the desired residence on the lot to maintain producing a uniform product to homeowners.

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

The lot was platted prior to the current developer taking possession.

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