

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 proposed building addition shall be used as an attached garage located to the rear of the property behind an existing house and will not adversely effect the public health, safety or welfare.

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

The proposed building addition shall be constructed using brick veneer and siding to match the exterior of the existing house.

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

The proposed building addition shall be constructed on the rear of the existing house and will not cause a hazard or a nuisance to the public.

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

There are other houses in the surrounding neighborhood that have garage additions located closer to side yards and rear yards than the proposed addition. The proposed building addition does not circumvent the requirement of the zoning regulation.

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).

There are many existing structures that have been granted encroachments and variances to rear and side yard setbacks.

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.

It would not allow me to have a garage on the property in a neighborhood where most houses have a garage.

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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