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PLANNING &
DESIGN SERVICES

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 not adversely affect Public health + Safety or welfare because all construction will be in compliance w/ local + governing codes.

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

The variance will not alter essential character of vicinity because it is not introducing any new elements or architecture that is not common to vicinity.

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

No hazard or nuisance to public because it is private property + not for public use. + All construction is per local + governing codes.

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

no unreasonable circumvention of requirements because project - new deck + stair - is replacing existing, old, + rotting deck + stair... Slight change in form, But same purpose.

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).

Special circumstances arise - existing deck + stair are in disrepair + unsafe. It needs to be replaced + owner will replace + make better use of space - will be safe for use.

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.

unnecessary hardship occurs - each time you use the stair they may fail + cause human injury - if not corrected

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 applicant did not own property when stairs/deck was installed - They are old + worn. Owner wants to improve the condition + usability of stair + deck.