

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 GARAGE is Falling down. the stress is Affecting the beams ON my bedrm ceiling CAUSING the beams to pull AWAY. Replacing the existing GARAGE will Fix this issue. Not Rebuilding it could ACTUALLY CAUSE safety issues FOR me AND OR ANYONE else visiting my home

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

I would just be replacing what is already there - nothing else would be added. IN NO WAY would the REBUILD be A distraction to my neighbors. it would ACTUALLY Look much NICER AND certainly much SAFER.

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

2x4's AND 4x4's have been erected ON the inside OF my GARAGE to Stabilize the ROOF/ceiling Without these, it would be A HAZARD

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

Since the 2x4 + 4x4 have been in place, I cannot get my vehicle in the GARAGE. I only need to replace the existing building. Nothing more.

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).

I bought this house 7 yrs ago. I had no idea the GARAGE WAS IN this SHAPE NOR did I know the building WAS illegal OR NOT in code. Siding was placed ON the inside wall which obviously hid ALL OF the mistakes the prior "builder" did illegally. I would HAVE NEVER KNOWN the deciet had there not been SEVERE WATER DAMAGE IN the GARAGE

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.

IF the GARAGE is NOT replaced exactly like it is (better than it is) I will NOT be able to put my CAR in it CANNOT put ANYTHING OF VALUE in it FOR FEAR OF it COLLAPSING. IF it FAILS it would put me, my visitors AND my house in jeopardy. I don't need ANYTHING bigger. I ONLY WANT to replace it AS the size it is NOW.

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

due to the prior OWNERS neglect AND LIES, I had absolutely NO idea the issues this house had. I've ALREADY spent THOUSANDS OF DOLLARS Fixing ALL OF the structural problems, electrical + plumbing. But I Love this house AND this house KNOWS it! Please Allow me this VARIANCE to put this house in code AND BRING safety back into my life. this stress is TAKING a toll ON me.

THANK you so much Bev. WATSON