

**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.**

Since the variance will only apply to lots on a cull de sac, lots that are narrow in the front and get wider in the back, the added setback allows the same style homes used elsewhere in the subdivision to better fit on these lots and will not result in any adverse impacts.

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

Applying only to the cul-de-sac lots it creates a consistant pattern. The added setback allows similar style homes to fit on these pie piece shaped lots and does not alter the essential character of the neighborhood

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

The setback requested is the standard minimum setback for a standard R4 residential lot and in this instance with the setback only applying to cul-de-sac lots it will in no way cause a hazard or nuisance to the public but will be beneficial to the subdivision.

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

The variance will not allow an unreasonable circumvention of the requirements of the regulations as the setback requested is the minimum front yard allowed in a standard R4 subdivision.

*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).**

This development is a Conservation subdivision which unlike other Standard subdivisions in the area requires a maximum front yard setback rather than a minimum setback and therefore does not generally apply to land in the vicinity.

**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 strict application of the regulation would create an unnecessary hardship on the applicant as it would severely limit the building footprint of the homes constructed on these lots.

**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 circumstances are not the result of actions by the applicant other than to use a consistant range of building footprint within the development, but rather a request for some flexibility specifically for the cul-de-sac lots.

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