

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.

Addition is in the rear of a private residence w/ no access for the general public. Garage is still set back approx. 22' from the side property line allowing good sightlines for entry and exit from the garage.

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

Addition is in the same style and scale as the existing home and the surrounding homes.

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

The requested variance will not cause a hazard or nuisance to the public as the addition is on a single family lot and is intended for uses permitted within the neighborhood form district.

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

The existing side porch is currently at the same side setback as the proposed garage and will align with that existing porch.

Additional consideration:

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

This is one of the older houses in the area and currently encroaches on the zoning requirements.

6. 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 provisions of the regulation would create an unnecessary hardship on the applicant as the addition would not be able to be built as proposed limiting usable rear yard for the owner..

7. 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 of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought since the applicant is requesting a variance prior to construction.

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