

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.

We are asking for a building line to be adjusted so a detached 2 car garage (24x24) at the end of our driveway could be constructed. The garage will be constructed 18 feet from the back and 8.5 feet from the side property line. The entrance to the property will be unchanged.

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

The detached garage will match the existing attached garage in structure with same rooflines, brick and be constructed directly behind the existing garage using the same driveway. Sight line from the front of property will be minimal

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

The garage will be contained with-in the existing property with appropriate space between the structure and the side and back property lines. It will not impede on the sewer drain easement on the side property line or any easements on the back of the property

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

The structure will be placed 44.5 feet from South Beckly Station Road. The garage will be constructed with a minimum of 18 feet from the back property line and 8.5 feet from the side property line. The property's back boundary is adjacent to South Beckly Station Road

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).

Our Home has an attached garage which will only accommodate 1 car. The detached garage will give space to park 2 cars. The detached garage can be attached to the existing home by a brick wall if necessary. The HOA of copperfield will consider the construction with approved. of vaiance.

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 current garage situation deprives us from parking our vehicles out of the weather. We would also desire a shop space for woodworking which is not possible with our current garage situation

RECEIVED

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 variance is needed because the property has a building line of 30 feet inside the back property line and 12 feet on the side property line which does not allow ample space to construct a detached garage. We are asking for the building line to be changed to 8.5' side and 18' back building line

AUG 19 2019
DESIGN SERVICES

1571050010