

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 planning to build a camelback second story for a master bedroom and bathroom. Second floor will be within existing footprint

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

Front facade will not change. Camelback will be at rear of property

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

All construction will be within the existing footprint of the house and contained within the fenced back yard

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

Property will remain a single family residence

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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).

only left side of property is on zero lot line

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.

rear of property was not salvagable. needs to be rebuilt anyway

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

No, property was vacant for 10 yrs prior to us acquiring it