

**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.**

no adverse affect to public health, safety & welfare because all construction will be as per code directs. Also it is private property.

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

the essential character of the neighborhood has the same condition / issue as this property. Very short lots + houses all placed in same general area. Character is consistent with neighbors.

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

no hazard or nuisance to public because it is private property & will be properly constructed as per code requirements.

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

no unreasonable circumvention because it is the same condition for all neighbors. The property faces on this street and adjacent street (Floral Terrace) are small for this form district requirements.

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).**

Special circumstances are that existing back porch was demolished by a tree that split in 2 & fell on it. Putting in a new porch at almost the same location is due to tree accident.

**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.**

unnecessary hardship occurs when Replacement porch is not allowed. Anything put back in place will be in violation - that's just the nature of the lot.

**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 the result of an action taken by a tree - it rotted, split in 2 & fell & demolished the existing porch.