

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.

Even with the deck built to the property line there will still be a considerable distance of open ground to the public road (Iola Rd)

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

The deck will be attached to a single family home and relatively small. The entire neighborhood consists of single family homes, many of which have similar decks/additions.

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

Please see answer to 1 above. It will be well clear of any roadway of passage used by the public.

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

Because this is a corner lot and the deck will be on the side of the property facing the road, there will still remain more than ample clearance around the structure.

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).

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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.

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

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