

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

Variance for encroachment into street side yard setback due to easement given by property for access road for rear properties will not limit use of road to adjacent properties by vehicles or accessory equipment (firetruck/ambulance/tree service/etc.)

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

Variance allows home to be renovated and enlarged without adding a second story to the home which would alter the character of the neighborhood significantly.

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

Variance is to build a garage closer to the access road for the rear homes. All construction will take place on property and will not affect the public during or after completion. Garage placement will still allow vehicles to be parked between garage access road on the driveway. Circle drive will also be added for additional parking once complete.

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

Variance is only for small encroachment into street side yard setback and still well within the regular side yard setback that would be in place had the easement for access road not been granted.

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

Variance arose due to an access easement granted previously for access road for rear homes (3). Otherwise, it would fall in a side yard setback and be allowed.

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.

Due to terrain/layout of the property the only location to architecturally place a garage would be in the given location or right against the home or detached in front yard and would not be visually appealing to the adjoining properties. This would also require relocation of existing gas main and meter.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

No constuction has taken place in regards to this variance.

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PLANNING & DESIGN SERVICES

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