

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.

WILL NOT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY & WELFARE BECAUSE IT WILL BE CONSTRUCTED TO CODE.

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

NEW ROOF STRUCTURE WILL BE OF SIMILAR MATERIALS & FORM OF EXISTING HOUSE - GENERAL VICINITY HAS SAME CHARACTER

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

NO HAZARD OR NUISANCE BECAUSE IT IS IN REAR YARD AND AWAY FROM ANY PEDESTRIAN TRAFFIC PATTERNS.

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

WILL NOT ALLOW UNREASONABLE CIRCUMVENTION - BECAUSE EXISTING HOUSE LOCATION (BY OTHERS) IS ALREADY IN STREET SIDE YARD, PORCH IS EXISTING - IT JUST GETS A NEW ROOF.

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 IS THAT THE EXISTING HOUSE & REAR PORCH ARE ALREADY IN SBY - NEW ROOF IS JUST COVERING EXISTING PORCH / DOOR

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.

HARDSHIP IS CREATED WITH POOR DESIGN, AND INCOMPLETE CONSTRUCTION. USE OF PORCH IS HINDERED. OWNER IS ADDING ROOM TO REAR W/IN SETBACKS - ROOF LINE INCORPORATES EXISTING PORCH.

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 ALREADY EXISTED BEFORE OWNER PURCHASED HOUSE - THAT HOUSE IS LOCATED IN STREET SIDE YARD SETBACK.

RECEIVED
AUG 12 2019
DESIGN SERVICES