

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.

The only neighbor affected by this addition will be the one directly behind the house. There is already a privacy fence separating the 2 properties and the new porch will be nearest the garage end of the neighbors house - on the far end of their "Living space" and causing little effect on the neighbors enjoyment of their property.

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

Many homes in the neighborhood have covered Rear porches. The design will be an historic, traditional look which will blend in nicely with the neighborhood.

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

The New covered porch is tucked in behind the house, quite far from Garden Ave. and will not be a hazard or nuisance to the public.

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

The new rear porch will be approx. 9' from the exist. closest corner of the adj. neighbors garage. The new chimney back and taller landscaping will provide more privacy for each of these 2 houses than the privacy fence does @ present. The porch would not be large enough to have the masonry fireplace without the encroachment.

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).

The existing affected yard is quite narrow, unlike most of the neighboring rear yards. To achieve a desirable covered living space in the rear, the encroachment is critical.

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.

We would have preferred a deeper porch to allow more seating and dining space with more generous walkways between... but because of the narrow yard space, we're compromised the porch size with this design.

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. This house and lot size were as is when bought by this owner.

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