

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.

it is just to replace an existing structure that is unfit

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

a newly remodeled addition will only add to the character of the neighborhood. It will look like it would have 100 years ago

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

it will be constructed in a professional manner with safety as a top priority.

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

we are only rebuilding what is the now

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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 structure that is the now was poorly built and is unfit for a light remodel. total tear down and remodel is required

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.

the addition would be too narrow for any usable square footage

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

originally we were going to work with what was there. upon doing some demo it was determined the structure was too far gone.