

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.

This variance request for a reduction in the required private yard to allow for off-street parking for each homeowner will not adversely affect public health, safety, or welfare because it is a minor change that will only impact the respective property owners.

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

The variance will not alter the character of the general vicinity and will decrease the number of cars parked on the street.

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

The variance will not cause a hazard or a nuisance to the public because it allows for the owner to reduce number of turns to exit their parking spot and eliminates the need for backing into the very narrow alley to exit.

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

The design meets all zoning regulations and this variance to allow a reduction in private yard space of less than the 20% requirement will not require an unreasonable circumvention of the the requirements of the zoning regulations

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 variance will allow a minor reduction in the private yard requirement leaving room for 2 parking spaces large enough for each homeowner to reduce the number of turns to exit the parking spot and eliminates the need to back into the very narrow alley to exit.

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.

Without the variance for the reduction of private yard requirement, the owner will have difficulty exiting the space without multiple turns or will have to back out into the narrow alley to exit.

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 development has occurred and this variance request is in addition to our pending zoning change application to allow separate addresses for the semi-detached, single family homes that will be built here. Therefore it is not the result of actions of the applicant taking any subsequent actions.