

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.

Currently, my yard is partially fenced as some of the existing fencing was removed for an addition several years ago. I would like to re-fence the yard with a privacy fence. The old fence which I intend to remove is chain link with a board fence in front of it. This will not affect the public health, safety, or

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

I currently have a partially fenced in yard. A portion of the new fence would be higher at 6' but would not substantially change the character. There are many privacy fences in the neighborhood including many within my own block that are on the street side of corner lots. In fact, not having a privacy fence

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

I do not see how a privacy fence would be a hazard or public nuisance.

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

There are multiple examples of precedent in the neighborhood and I would contend that this is not an unreasonable circumvention of zoning regs.

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).

Because my lot is on a corner, I am required to get a variance. There are many fenced in yards, including corner lots with privacy fences but I assume those properties went through this same process.

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.

Nearly everyone in the neighborhood has a privacy fence and there are multiple examples of street-side corner lots with privacy fences. Prohibiting this fence would deprive me of the same benefits experienced by my neighbors.

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

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