

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no,** or **n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

Variance will not adversely affect public health, safety, or welfare because all construction will be per code - and property is private - not public.

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

Will not alter essential character because there are many others in the neighborhood with similar proportions of house to garage. Addition size, shape, proportion & materials are similar to house & to neighborhood.

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

No hazard or nuisance to public because it is private property - any new construction will be up to local & governing codes.

RECEIVED

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

PLANNING & DESIGN SERVICES

No unreasonable circumvention - there are many examples of similar private yard proportions. Maybe neighborhood was existing before land development code came to be.

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 although the property is very deep, the previous owners located the garage where it is. The new owners need more space for their living comforts @ their house.

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 when use of house & lack of screen porch are inadequate for owner's intended use for house. There is a good deal of land behind the garage.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

13 - The owners bought house w/ garage already at its current location. They did not place the house or garage on the lot.

23-VARIANCE-0094