

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 variance will not adversely affect the public health, safety or welfare since the 500 square foot addition will not affect access to the site or cause impact to the public.

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

The variance will not alter the essential character of the general vicinity. The small proposed addition is in an area of existing pavement and follows similar patterns of encroachment on commercial properties in the area. The eastern property perimeter will be screened with existing privacy fencing.

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

The variance will not cause a hazard or nuisance to the public since the addition will be in a more rear area of existing pavement along the eastern perimeter of the existin building. All site access will be maintained.

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

The variance will not allow an unreasonable circumvention of the zoning regulations since the existing pavement, layout and conditions of the site existed prior to the current zoning regulations.

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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 variance arises from the need for shipping/receiving access on the site and the location of it results from the existing layout and conditions of the property.

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 strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land by not allowing the needed shipping and receiving in the area of the existing structure where it is needed on existing pavement.

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

The variance results from the existing pavement and layout the building developed prior to the adoption of the current regulations.

19-VARIANCE-0024