

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.

PROPOSED NEW GARAGE WILL NOT ENCROACH ON PUBLIC UTILITY EASEMENT.

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

PROPOSED NEW GARAGE BUILDING MATERIALS WILL LOOK THE SAME AS HOME WILL IMPROVEMENTS TO APPEARANCE.

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

PROPOSED DETACHED GARAGE WILL NOT ENCROACH ON SIDE AND REAR YARD SETBACK. CURB CUT WILL REMAIN 20 FEET.

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

LOT WAS CREATED BEFORE ZONING REGULATIONS.

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PLANNING

DESIGN SERVICES

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).

LOT IS SMALL TO ACCOMMODATE NEW GARAGE WITHOUT VARIANCES.

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.

BUILDING A 3 CAR GARAGE. REMOVING OLD 2 CAR GARAGE, NEW 3 CAR GARAGE APPROVED BY CITY OF ST. MATTHEWS. (CSA) WISH TO POUR NEW CONCRETE TO ACCOMMODATE 3 CAR BAYS.

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

LOT WAS CREATED BEFORE ZONING REGULATIONS.