

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.

We are planning to finish the covered rear porch, approx. 200sqft, to add a "master" bedroom and bathroom. Finished space will be on existing footprint.

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

Front facade will not be changed. Addition will be at the rear and not visible to the front of the property and will not be out of line for the area.

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

All construction will take place within the existing footprint of the property and at the rear of building. Property is fenced on both sides.

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

Property will remain single family residence.

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).

Left side of property sits near zero lot line. Variance needed for the rear 10ft along the left side.

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.

Finishing the rear 200sqft will bring the total square footage to 1024sqft including 2 bedrooms which will increase the appeal, saleability and property value.

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, property has not been updated in numerous years.

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