

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 new addition proposed would encroach less than 2 feet into the side yard setback for only 8.5 total SF of the building falling over the setback line. An encroachment this minimal would not have an impact on the public health, safety, or welfare of the neighbors or public.

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

The addition to the left side of the house is designed to be a seamless continuation of the existing architecture and will enrich the character of the home and neighborhood. The encroachment is minimal and would maintain the low-density effect that the side yard setbacks preserve there.

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

The minimal encroachment of the addition into the side yard setback would not be unsafe to the public as it is contained on private property. The addition has been designed thoughtfully and safely to meet all current building codes.

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

The addition is appropriately scaled to meet the Owners' needs, respect the existing proportions of the home, integrate with the existing circulation patterns, and enhance the exterior appearance of the home while still maintaining a safe and appropriate distance from the street.

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 property is located on a corner lot with an acute interior corner listuation along with an existing residence that is not orthogonal to the property line. Due to these circumstances, the corner of the desired addition encrouches on the street sideyard set back less than 2 feet.

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 this side yard setback would deprive the applicant of the reasonable use of their land by requiring them to spend additional time and resources to investigate alternative solutions for the renovation and addition of their home.

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 property was previously held to a 12.5' building limit line indicated on a survey produced by Todd Willet, licensed Land Surveyor, in 2015. While the proposed addition slightly encroaches on the newer 15' setback, it lies within the original building limit line.

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