

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 IS FOR THE A SECOND FLOOR ADDITION INLINE AND DIRECTLY OVER THE EXISTING FIRST FLOOR LIVING SPACE. THE NEW ADDITION WILL NOT PERTUDE OVER THE EXISTING FOOT PRINT THUS NOT AFFECTING THE PUBLIC HEALTH, SAFETY OR WELFARE.

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

THE VARIANCE IS FOR THE A SECOND FLOOR ADDITION INLINE AND DIRECTLY OVER THE EXISTING FIRST FLOOR LIVING SPACE. THE NEW ADDITION WILL NOT PERTUDE OVER THE EXISTING FOOT PRINT THUS NOT ALTERING THE CHARACTER THE EXISTING HOUSE

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

THE VARIANCE IS FOR THE A SECOND FLOOR ADDITION INLINE AND DIRECTLY OVER THE EXISTING FIRST FLOOR LIVING SPACE. THE NEW ADDITION WILL NOT PERTUDE OVER THE EXISTING FOOT PRINT THUS NOT CAUSING HAZARD OR NUISANCE TO THE PUBLIC.

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

THE VARIANCE IS FOR THE A SECOND FLOOR ADDITION INLINE AND DIRECTLY OVER THE EXISTING FIRST FLOOR LIVING SPACE. THE NEW ADDITION WILL NOT PERTUDE OVER THE EXISTING FOOTPRINT.

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 EXISTING HOUSE WAS BUILT 50-60 YEARS AGO AND THE NEIGHBOR HOOD WAS RE-ZONED TO R-3 JUST 10 YEARS AGO. THE NEW ZOING CAUSED THE EXISTING HOUSE NOT TO MEET THE NEW SIDE YARD SET BACKS BY 1'-6".

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 NEW SET BACK WOULD CAUSE THE NEW SECOND FLOOR ADDITION TO INSET 1'-6" FOR JUST 13' PARALLEL TO THE SIDE BOUNDARY THEREFORE CAUSE THE REAR BEDROOM TO BE UNUSEFULL AND CREATE A MAINTANCE ISSUE.

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

YES.

RECEIVED

JAN 09 2023

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