

**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 allow the owner to extend the front of the proposed house 5' while maintaining the private yard requirement. The house will still be 20' from any public access which will minimize any affects upon public health, safety, and welfare.

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

The variance will not alter the character of the general vicinity as the owner is adding a unique residential property to a bleak semi industrial area.

**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 as it will be used to accommodate the residence of an elderly couple.

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

The variance will not allow circumvention of the zoning regulations as the property will be R-6 which is in line with the existing zoning.

*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 special circumstances are purely a result of the owners pre existing conditions.

**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.**

With the existing site being very narrow it restricts the design options for a elderly couple.

**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, the result of actions is a direct result of the limitations of the existing site and medical condition of the owners.

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