

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 detached garage will not adversely affect public health, safety or welfare. It is in the very back of the yard and projects only 4'-6" more toward house than the current garage & will be farther away from the adjacent neighbor's garage than existing.

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

We are replacing an existing garage not introducing a new element so the character of the generally vicinity will not be measurably changed.

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

The new garage replaces an existing one in the rear yard of a deep lot. It is not changing the existing composition of house/garage & will not cause a 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 almost 1/2 acre lot has a lot of open space remaining on side of new garage & along undulating rear wall of house that combined with the measured PYA will provide S.F. above the req'd 30%. Because the lot is so large, the req'd 30% PYA is much larger than many properties and several properties on the street do not appear to have much PYA at all. We believe this reduction is a reasonable request.

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).

There are Utility and Sewer lines running in and along rear of property behind current garage which prevents the owner from push new garage rear wall back to gain extra garage depth.

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 owner would not be afforded the opportunity to have a garage deep enough to comfortably park their cars and accommodate storage and a workbench with a strict application of this regulation.

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

We added a First Floor Master Suite addition last year where the bathroom projects toward rear yard about 11' past the exist partial rear wall of house. This was the least intrusive option to allow the M. Suite & maintain other regulations.