

**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.**

PRIMARY HOME WILL BE SET FURTHER BACK ON THE PROPERTY, NO ADVERSE AFFECT ON PUBLIC HEALTH, SAFETY OR WELFARE

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

LIVING AREA WILL BE ADDED ONTO AN EXISTING STRUCTURE, WHICH IS FURTHER BACK ON THE PROPERTY. ESSENTIAL CHARACTER OF THE GENERAL VICINITY WILL NOT BE ALTERED.

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

EXISTING STRUCTURE IS ALREADY ON THE PROPERTY, EXTRA FLOOR WILL BE ADDED. NO NEW GROUND WILL BE BROKEN.

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

WE ARE NOT GOING TO EXCEED THE HEIGHT LIMITS IN THE AREA. STRUCTRE IS ALREADY EXISTANT WE WILL ONLY REPURPOSE IT.

*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 STRUCTURE IS SET BACK FURTHER ON THE PROPERTY THAN THE HOMES AROUND IT. THE STRUCTURE WAS BUILT BEFORE 2003. WE WANT TO CONVERT THE GARAGE INTO A PRIMARY HOME AND BUILD MORE FLOORS.

**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.**

IF WE ARE NOT ABLE TO USE THE EXISITING STRUCTURE WE WILL HAVE TO BREAK GROUND AND REBUILD FROM THE GROUND UP, AS THE ORIGINAL HOME WAS DEMOLISHED. THE NEW CONSTRUCTION WOULD BE ON A FLOOD PLANE.

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

-- RECEIVED  
AUG 16 2021  
21 - VARIANCE - 0121

PLANNING & DESIGN SERVICES