

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 help improve the size of private yard
& separate yard from public easement.*

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

*The building will blend well with neighbor hood and
help to organize & secure yard.*

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

*Existing Rightaway is large enough that the encroachment
would not effect public.*

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

Easement & double frontage lot

RECEIVED
AUG 01 2016
PLANNING &
DESIGN SERVICES

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).

Large public Easement in back of yard

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.

*would create less private yard & further distance from
usable access*

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

Permit # 22987683

*miss bad property line due to update lines. Built garage
2 ft over line & we are going to remove wall to Reguire set back
where hoping to minimize. We would like more private yard*

16 VARIANCE 1059