

**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.**

This variance will not adversely affect public health, safety or welfare due to the lot configuration and location of the existing building. The existing building has a setback greater than 80 feet, with the proposed building positioned to supplement the existing church/school facility.

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

This variance will not alter the essential character of the general vicinity, since the existing facilities are setback greater than 80 feet. The proposed building is intended to complement the style of the existing building without requiring reconstruction of the existing parking areas.

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

This variance will not cause a hazard or nuisance to the public, since the existing building has a setback greater than 80 feet and the proposed building will not require reconstruction of the existing parking areas. All sitework will meet MSD and Metro Public Works requirements.

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

Due to the setback of the existing building and lot configuration, this variance will allow the most efficient and least disruptive plan to be implemented. Granting of this variance will not result in an unreasonable circumvention of the zoning regulation requirements.

*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).**

Due to the location of the existing building and the configuration of the lot, construction of the proposed building at any other location than what is proposed would require reconstruction of the existing parking areas and would not allow the intended use to properly function.

**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.**

Strict application of the regulations would result in the applicant either reconstructing the entire existing site to meet the regulations or deprive the applicant the ability to construct the needed facility.

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

The existing circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulations for which relief is sought.

**RECEIVED**

JUL 24 2018