

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 create a condition that already exists predominantly in the neighborhood

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

The variance will create a condition that already exists predominantly in the Neighborhood

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

The variance will create a condition that already exists predominantly in the neighborhood

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

The variance is in line with the original fabric of the neighborhood where houses were typically built to the property line one one side of the lot.

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).

As most of the buildings and garages were built to the property line one one side, the variance would allow for a condition that is common in the neighborhood

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 typical lot dimensions in the neighborhood are long and narrow. Houses and garages were built to the property line on one side to allow for the maximum width of the building

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

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