

Variance Justification:

MAY 11 2021

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.

Variance will not adversely affect public health safety & welfare because addition will be built to local & governing codes. It is also a private residence not open to the public

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

The variance will not alter the essential character of the general vicinity because the addition has the same residential use will use materials common to the neighborhood & has size, shape & proportion in keeping w/ neighborhood.

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

No hazard or nuisance to public because all construction will be according to local & governing codes & construction will be on private property

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

No unreasonable circumvention to zoning regulations because the use of the addition is the same as what the zoning regulations call for - Residential use

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).

Special circumstances: original placement of house cannot be changed - the owner has plenty of land & we are within setbacks for the Farm district. The location of the addition will work for the owner only at this location.

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.

Applicant has made house aging and needs to make the existing activities currently in the basement up to the first floor. Small addition to front allows for multiple flexible use of their house. Hardship occurs in using stairs

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 owner did not own the property when the original house was built. There is plenty of front yard that will not interfere with the look of the neighborhood & the front yard setback will be honored.