

**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 new variance will not adversely affect public health, safety or welfare due to fact that for 67 years this has been a privately owned business lot, in actuality it will have a positive safety effect on the general public due to cars no longer being able to cut through the property at a high rated speed.

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

The new variance will not alter any essential character of the general vicinity, however it will add charm and a visual pleasure to the property as well to the neighborhood

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

The new variance will not cause any hazard or a nuisance to the public, while in essence it will decrease any hazards of public safety to pedestrians by stopping all vehicles speeding illegally that cut thru the property, as well as defeating the nuisance of passersby, vagrants defecating and urinating on the property existing structure entrances and lot.

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

This variance will not impede any access to alleyways, right away's, easements and/or public transportation due to the fact that the addition will be inside the property lines owned by P & B Land, LLC

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*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).**

This new variance will arise special circumstance by creating a safer property for customers, employees, general public and neighbors, by eliminating after hours loitering on the property, our first step to stop all public nuisance and/or loitering was to add a large amount of lighting to the existing structure, no success, next step is the request of this new variance for a 6ft aluminum/iron fence.

**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 strict application would deprive the property owner and business by not being able to provide reasonable security for customers and employees of the existing structure business, resulting in a possible loss of revenue and reduction of workforce

**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 circumstances are that due to the large increase of criminal activity in the neighborhood against employees, customers and business vehicles being vandalized, broken into, destruction of property and loss of employee personal property is which relief is being sought.