

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.

Explain how the variance will not adversely affect the public health, safety or welfare.

The house is not used for intensive activity. No complaints from adjoining to date have been registered against it. The house has been in existence for some years. Fences surround the house and divide from adjoining property owners.

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

No new construction is proposed, only to rearrange lot lines to create a minor plat that will bring existing lot 006A01030000 into compliance with modern zoning regulations.

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

The existence of the house has not and does not threaten the ongoing enjoyment and use of the neighboring property owners.

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

According to the LOJIC measuring tool, and depicted on the attached map, the two adjoining homes on River Park Drive are 44.5' and 55.1' back from the r.o.w. line. The house is 27.67' back from the closest front line of Lot 2. This meets infill requirements by over half.

Additional consideration:

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

A single lot (006A01030000) contains two homes, which is at odds with present development goals. By separating the two homes into two separate lots, zoning regulations will be met. Other parcels in the vicinity do not have this unique problem.

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.

It would prevent the applicant from simplifying and consolidating existing parcel lines to better reflect usage and ownership. It would also prevent the applicant from complying with modern development standards.

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

No. The house was built sometime ago, before 2006.

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