

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.

no affect to public health, safety or welfare because it is a private property. Public is not permitted on property.

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

Character of general vicinity not affected because the new sun porch is replacing the existing sun porch. Very little change to character of house.

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

not a nuisance to public because it is private property.

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

not unreasonable circumvention because there is a sun porch already existing at that location. It will just be replaced & slightly modified.

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).

The existing sun porch is already at that location. It was there when owner purchased the house. Owner wants to make the sun porch usable for their house.

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.

Unnecessary hardship comes when owner has to deal w/ unusable, un usable space - it is currently damp inside, 2 steps below the first floor & low ceiling. Sun porch is already encroaching in street

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 purchased the house with the sun porch already in this condition.

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