

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 not encroach on any other properties and will enhance the safety and welfare of surrounding neighbors. Many of the utilities on the property are very outdated and will be replaced as a component of the renovation/addition on the property.

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

See attached page

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

See attached page.

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

See attached page

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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).

The side of our home is considered a "front yard" and therefore has larger set back requirements than most other homes in the area. The special circumstance is the unique placement of the home for the area and especially along Cannonside Drive and Old Cannons Lane.

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.

Our proposed addition is the best way to honor the character of the home while updating square footage and adding modern amenities, like a two car garage that can fit two reasonable cars (sedan, SUV) that most modern families need to store in home like this.

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

2. The addition will be completed in the same design and character of the existing home. We want to restore and enhance the character of the home and the area. We have a painting from the original owners of the property to guide our remodel. Building in this location is the least intrusive to the character of the home.
3. Our property is a corner lot so we have a lot of yard space to work without placing hardship on neighbors. From our neighbor's perspective, the addition will be added to the far side of the lot and will not be visible to the least amount of them. We are not making any changes to the public accessibility of the lot, so no additional traffic or public nuisances will be caused.
4. We want to build on what is considered the "front yard" of the home, but it is actually the side of the home. The location of the proposed addition will allow us to limit impact on neighbors and stay in line with the essential character of the home. It's also the only location where additive square footage is possible. In addition, the current one-car garage and driveway is on that side of the home. So this location does not require moving current access to the property.