

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 is a continuance of the existing setback established when the original single family residence was constructed in 1922.

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

The variance will not alter the character of the street because the setback was established in 1922 and the adjacent residences have a similar setback.

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

It will not cause a hazard because it maintains the status quo which has not created a hazard or nuisance since 1922 when the residence was constructed establishing the setback from which a variance is being requested.

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

The variance will not allow an unreasonable circumvention because the adjacent properties have similar setbacks.

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 requested variance is needed because the setbacks have been changed over time making it difficult respect or hold the established distance of a bldg to a property line.

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 require a jog in the bldg wall and not allow the bldg addition to be a continuance of the current bldg configuration.

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 bldg setback was established in 1922.

RECEIVED

AUG 15 2016