

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.

Variance will allow construction of 2 car garage, for safe storage of vehicles, on private property. Garage will be constructed in compliance with building code. Garage will allow for off street parking, and enhance neighborhood.

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

Existing obsolete, unsightly garage was demolished in May 2016. The variance will enable construction of new replacement garage in character with the remodeled house. Many neighboring properties have similar garages.

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

Private yard after variance will be of similar size to many neighboring properties. Privacy fence has already been installed. Garage will be constructed to meet all building codes. Garage will provide for secure parking, in rear of house, eliminating congestion on Pennsylvania Ave.

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

Most neighbors have rear garages or parking pads, and many are on lots of similar size to applicant. The requested variance will allow applicant to construct an attractive garage in keeping with area character.

Additional consideration:

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

Applicant demolished existing, obsolete unsightly garage that was situated towards center of rear yard in May 2016. New garage simply replaces old garage

6. 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.

Many neighbors have garages, and applicant property previously had garage. Failure to approve would deprive applicant of garage

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

Yes. However, property previously contained a "grandfathered" garage.

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