

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 wall in question is existing. We propose to increase it in height from 1 story to 2 story. Since the neighbor's house is single story without windows on the adjacent wall, this change does not increase exposure to the building on the adjacent property.

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

This property is currently a camelback. Many similar properties exist in this neighborhood. Our proposed renovation enlarges the camelback portion while improving the overall appearance of the building.

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

The public appreciates well built and maintained properties for the fact that they contribute to the quality of the neighborhood. This project is simply about improvement to a home.

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

Because we propose increasing the height of the wall while reducing the length of the building adjacent to the neighbor.

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).

This is a corner lot. It is shorter than the adjacent lot, that is typical to this neighborhood. Expansion is allowed to the south and east.

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 plan is to maximize the Floor Area Ratio allowed while preserving the existing shotgun and existing foundations to save costs. The usable land is toward the south and east.

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

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