

Variance Justification:

1. The variance does not adversely affect in that the 10% decrease this would entail in the 20% requirement for the private yard space is not material (The owner on each side agree). The variance only allows for the garage to encroach three feet closer to the owner residence, therefore, there is no effect on the public health, safety or welfare.

2. The property will continue to conform with other properties in the neighborhood since many also have garages. Many of the newer garages tend to be of a larger structure type that can store tools and equipment as well as park vehicles.

3. The variance will only allow for the garage to extend three feet closer towards the owner house. All other aspects of the proposed garage would be the same as required by the zoning regulations.

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2. Strict application of the 20% rule for the private yard space would limit my ability to properly protect my property. With the variance I can have a walk and more organized rear yard area.

1. Do think the shape of my house left me with less private yard space to start with than what some of my neighbors have. Also, in order to properly store and protect my tools and vehicles I need a slightly larger garage than would be required to park vehicles alone.

Additional Consideration:

4. The variance is not unreasonable in that the property will still be comparable with the rest of the neighborhood. Also, construction of a garage will increase the value of the property and thereby enhance the whole neighborhood.

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3. I did nothing to cause the issue.  
I am just seeking the variance in  
order to build a garage that will  
meet my needs and improve the  
value and looks of my property.

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