

**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.

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1. Explain how the variance will not adversely affect the public health, safety or welfare.

PRIVATE PROPERTY - PUBLIC IS NOT ALLOWED -

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

CHARACTER MAINTAINED - REMODEL IS A SIMILAR SIZE, SHAPE + BUILDING MATERIALS AS GENERAL VICINITY.

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

NO HAZARD OR NUISANCE DUE TO PROPERTY BEING PRIVATE PROPERTY - NOT OPEN TO GENERAL PUBLIC

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

ORIGINAL STRUCTURE TO BE REMODELED IS IN LOCATION JUST INCHES FROM REGULATIONS REQUIREMENT. NOT UNREASONABLE

*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).

ORIGINAL GARAGE TO BE REMODELED WAS INSTALLED NOT PARALLEL W/ REAR PROPERTY LINE. OWNER NEEDS TO ADD 3 LINEAR FT TO HAVE ADEQUATE SPACE. (ADD FOLLOWS ORIGINAL LINE OF BLDG)

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.

HARDSHIP ARISES DUE TO INADEQUATE SIZE OF BLDG FOR USE TO REMODEL IN EXISTING FOOTPRINT IS INADEQUATE SPACE. FOR USE, (SF)

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

CIRCUMSTANCES ARISE FROM GARAGE BUILDER - NOT OWNER - IT WAS NOT BUILT PARALLEL TO REAR PROPERTY LINE.