

**Variance Justification:**

MAR 26 2018

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 fence replaces trees that previously screened the adjoining property. The trees were soft and rotten, they were removed.

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

As per the above. The replacement of the trees with a well constructed privacy fence is in keeping with the property.

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

The adjoining property/neighbor is in support of the fence remaining as it provides screening from their garage.

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

The fence has essentially replaced the rotten trees that were once there. The fence also is set back from the road.

*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 double fronted lot. The fence in question is in the backyard of the property.

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.

Replacing the rotten trees which were removed with only a ~~4~~ 4ft fence would provide limited privacy.

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

Yes, the fence was erected after the regulations were put in place.

18 Variance 1030