

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 variance into the street side yard will not adversely affect public health as no sight lines, sidewalks, public ways, utility lines, or other natural features will be impeded.

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

Most all houses in the adjacent vicinity are much wider houses as their side yard setbacks are much smaller than the current property's street side yard setback. The 2 garages as proposed in the addition actually share a common driveway, cutting down on visual clutter and impervious surface

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

The house addition as proposed creates a nice courtyard effect with the driveway smaller and less obtrusive than would be if the garages were in a straight line with a broad driveway accessing from Regal Road. The driveway can be screened with plantings with this design.

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

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).

The existing garages are smaller when compared to newer built comparables and with small kids, we do not have enough room to park vehicles in addition to bicycles, outdoor toys, etc.

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.

We need the additional storage space and without it, would be forced to store items outdoors.

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.