

**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.

*see attached*

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

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

- 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).

- 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.

- 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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Page 3 of 7

We constructed a shed in 2021 at the rear of our property. The shed is set 18" from the SW property line. The requirement is 24". We do not believe this to be an unreasonable circumvention as it is only a difference of six inches. There is no hazardous condition created by its existence or by its location.

Currently, the door is being professionally stripped and refinished. Once attached, a custom iron security door will be placed over that. There will also be cameras. We therefore do not anticipate any issues with safety.

The shed is in keeping with the character of the neighborhood, similar to many existing sheds. Unlike most, the walls stand at 10' in order to match the scale of the house, which has 10' ceilings. It is high quality construction with box gutters, Hardiplank siding and architectural shingles. It's much less of an eyesore than typical sheds. We believe it to be an attractive addition to the alley.

It is worth noting that the shed next door also sits 18" from their property line and that the other neighbor's recently constructed two story dwelling at the alley actually sits directly on the property line. The neighbor in the alley one property back (also recent construction) built a garage spanning the entire width of the rear of the property and even built a concrete pad that extends into the alley.

Thank you for your consideration.

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