

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.

Variance is not changing the use of the property as a single family residence, a change in access to the property, density above the current use, or other change affecting public health, safety or welfare.

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

The renovation to the home is expanding the current kitchen into an existing screened porch, and adding a new covered screened porch in the private yard area. The design of the covered porch is consistent with the current architecture of the home and the character of the surrounding area.

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

The property currently has a covered porch, and the variance for a new covered porch is not adding a use which would cause a hazard or nuisance to the public.

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

The 360 sq.ft. variance does not exceed the available area to compensate for the encroachment into the private yard area, as as identified on the attached site plan.

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?

SEP 27 2021
PLANNING & DESIGN SERVICES

21-VARIANCE-01