

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 current garage is located in same place on property very close to property line and has not caused adverse effects in many years. The new garage is only 2' longer so it would also not create adverse effects

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

Placing this new structure in rear corner of lot is very much the standard in how accessory buildings are located in this neighborhood

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

This property, like the immediate adjacent neighbors to left & right have driveways located to left side of lot, so no hazard, nuisances or conflicts are expected to occur when this new building is built as planned.

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

Because the exist. garage is located in exact same position as new garage, this variance is a reasonable request.

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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).

There are no special circumstances. Many garages/accessory buildings in the neighborhood are built closer to prop. lines than current zoning allows to maintain as much continuous, open, useable yard space as possible.

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.

The strict application of the side setback would restrict the amount of open yard planned to be an exterior entertaining & garden space for the family.

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, the current garage, lot size and its location on lot pre-date the existing owners.

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