

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 due to existing dimensional site constraints and to comply with all other development code requirements. No public health, safety or welfare issues are at stake due to the variance requested

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

The requested variance will not change the character of the general vicinity because it does not change the proposed use of the property.

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

The variance will in no way interfere with the use of any other property or be a hazard to others in the vicinity because it does not allow any use inimical to those interests

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

It is for the purpose of allowing the structure to be erected on site to conform to the existing limitations created by site constraints & dimensions.

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 size of the lot is smaller than what is needed for a standard size house and garage while maintaining approved percent coverage.

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 provisions of the regulation would not allow applicant to erect a standard size garage.

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

RECEIVED

NOV. 04 2015

PLANNING &

DESIGN SERVICES

16 VARIANCE 1090