

JUSTIFICATION

To justify approval of any variance, the Board or Commission considers the following criteria.

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes, No, or N/A** will **NOT** be accepted.

1. Explain how the variance will not adversely affect the public health, safety, or welfare.

The proposed expansion of the parking area will not adversely affect public health, safety, or welfare. To the contrary, it will improve on-site traffic flow, reduce congestion, and provide safer, designated parking for clients and staff. The design will comply with applicable drainage, access, and safety standards, ensuring that the improvement enhances overall site functionality without creating hazards.

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

The variance will not alter the essential character of the general vicinity. The surrounding area consists of similar residential and commercial uses, many of which include on-site parking areas. The proposed parking expansion is consistent with existing development patterns and will maintain the visual and functional character of the neighborhood.

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

The variance will not cause a hazard or nuisance to the public. The expanded parking area will be properly maintained, and traffic will remain controlled within the site. The improvement will reduce on-street parking and minimize disruptions, noise, and congestion, thereby benefiting both neighboring properties and the public.

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

The requested variance does not represent an unreasonable circumvention of zoning regulations. It is a minimal and reasonable adjustment necessary to accommodate existing business operations and improve site usability. The request is consistent with the intent of the zoning ordinance and supports orderly development.

5. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The need for the variance arises from unique characteristics of the property, including its layout, existing improvements, and limited available space for adequate parking. These conditions are not generally applicable to other properties in the vicinity and create a practical limitation that justifies the requested relief.

6. 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.

Strict application of the zoning regulations would deprive the applicant of the reasonable use of the property by limiting adequate parking necessary for normal business operations. The expansion is required to safely and efficiently serve clients and staff, and without the variance, the property would experience unnecessary operational hardship.

7. Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

The circumstances are not the result of actions taken by the applicant after adoption of the regulation. The need for additional parking arises from the inherent characteristics of the property and the reasonable operational needs of the business, rather than any intentional or avoidable actions by the applicant.

MAR 24 2026

OFFICE OF PLANNING

26-VARIANCE-0042