

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 variance will not adversely affect the public health, safety or welfare, because the proposed residence backs up to a large "wooded" space.

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, because the proposed development is for a single family residence.

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

The variance will not create a hazard or nuisance to the public, because the proposed variance is from the rear property line adjacent to a very large "wooded" lot.

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

The variance will not allow an unreasonable circumvention of the requirements of the zoning regulations because the proposed house will be constructed over 215' away from the residence located at 7816 Cliffs Edge Ct & 615' away from residence at 4118 Devco Way.

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 variance arises from special circumstances, which do not generally apply to land in the general vicinity, because existing sanitary sewer easements cross the property pushing the proposed house pad closer to the rear property line.

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 deprive the applicant of the reasonable use of the land and create unnecessary hardship, since the house plan would have to be much smaller due to the utility easements and the setbacks.

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 action has currently been taken on the property, and the requested variance is proposed due to the proposed placement of the home on the lot.

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