

**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.**

This variance is merely for a over hang of my gutters and soffit. This will not affect the land below only airspace.

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

This is a cosmetic purpose this is meant to improve the area and will to change the character except to add more character to the vicinity.

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

The public will not be affected as this variance is for airspace and not affecting the land on which the public may use.

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

The variance will allow for a slight encroachment of a soffit/gutters and will not circumvent the zoning regulations in the least.

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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).**

The lot is a small city lot on a corner. During the remodeling process to improve not only this home but the surrounding area the variance is required to not only continue progress but not impeded the look of the property.

**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 proposed building design will be compatible with those existing in the neighborhood and be of a high quality design. However if strict adherence to the regulation is decided they design will need to be altered and may change the look of this home in this neighborhood.

**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 this is the first application submitted by the applicant for this site.

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