

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 as the overall proposed revitalization of the Beecher Terrace neighborhood does meet the setback requirement

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

The proposed use will not alter the essential character of the general vicinity as the existing use and the adjacent properties are multi family residential uses. The existing buildings on the site currently sit back 25'+/- from the existing rights of way.

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

The variance will not cause a hazard or a nuisance to the public since the intent is to enhance the area with a revitalization of the multi family neighborhood.

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

The requested variance will not allow an unreasonable circumvention of zoning regulations since the development is a revialitization of the existing neighborhood, to provide safe, affordable and appealing multi family neighborhood.

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, since the site is a revitalization of the existing neighborhood and is not the typical development seen in a DFD/C-2 zone.

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 deprive the applicant of the reasonable use of the land.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought because the site is a revitalization of an existing residential neighborhood.

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