

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.

Positioning the building further from Lynn St will allow for more green space and trees.

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

The variance will allow for the structure to look more like the existing Neighborhood character.

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

There will be no hazards or nuisances caused by this variance, just more green space for landscaping created.

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

By allowing this variance, the structure will blend into the existing Neighborhood character.

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).

Building a structure directly on the property line would be too crowded. With the proposed set back, there will be more green space and trees to enhance the street look.

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.

There would be no room for trees and aesthetically it would look very cramped.

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 structure has been built on this property. still a vacant lot.

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