

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.

no adverse effect to public because it is private property. Public is not allowed.

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

general character remains in fact - using materials, size, shape & proportion of existing adjacent houses/garages

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

not nuisance to public because it's private property. Public is not invited.

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

Property is odd shape, house placed in center of property - all existing conditions. Rear yard is too small due to no fault of the owner

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Additional consideration:

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

The property is too small in size to allow for a proper rear yard area. House is already on property w/ plenty of front yard & side yard but not enough rear yard.

b. 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.

Hardship is caused to owner - to use garage & drive from Keats - no garage for 2 cars; existing garage from Spence for one car - not enough property.

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

The owner did not shape the lot or place the house on the lot. The garage is largely @ same location - just not enough land at rear of property