

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 NUMBER OF RESIDENTS AND VEHICLES WILL NOT CHANGE. THERE WILL BE NO INCREASE IN POLLUTION FROM SOLID OR LIQUID WASTE, NOISE, ARTIFICIAL LIGHT OR RAINWATER RUNOFF.

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

THE VARIANCE WILL ALLOW CONSTRUCTION OF A SECOND FLOOR ON THE SINGLE FLOOR PORTION OF A HOME THAT IS PREDOMINATELY 2 STORY. THERE ARE MANY 2 STORY HOMES IN THE NEIGHBORHOOD. IT IS NOT SEEN AS HAVING ANY UNREASONABLE OR NEGATIVE IMPACT.

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

DUE TO ITS LOCATION ON THE PROPERTY, AND THE NATURE OF THE CONSTRUCTION, IT IS NOT EXPECTED TO BE A DISTRACTION TO PEDESTRIAN OR VEHICULAR TRAFFIC. FURTHER, IT WILL NOT PHYSICALLY IMPED EITHER, AND IS INTENDED FOR THE PEACEFUL ENJOYMENT OF THE PREMISES.

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

THE PREMISES WILL REMAIN A SINGLE FAMILY RESIDENCE, AND THE FOOTPRINT OF THE HOUSE WILL NOT EXTEND CLOSER TO THE PROPERTY BOUNDARY OR TO THE NEIGHBOR HOUSE. NEIGHBORS ACCESS TO AND USE OF THEIR PROPERTIES WILL NOT BE UNFAVORABLY IMPACTED.

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Additional consideration:

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PLANNING & DESIGN SERVICES

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 WILL NOT CHANGE THE USE OF LAND, IT WILL JUST ALLOW THE OWNER TO ADD A SECOND FLOOR ABOVE AN EXISTING FIRST FLOOR OF THE RESIDENCE.

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 EXISTING HOME HAS 3 BEDROOMS, BUT ONLY ONE FULL BATH WITH A SINGLE BOWL VANITY, AND LACKS SUFFICIENT CLOSETS FOR THE GROWING FAMILY OF FOUR. THE PROPOSED SECOND FLOOR ADDITION ADDS A FULL BATH AND CLOSET AND LIVING SPACE. WITHOUT THE UNOBTRUSIVE ADDITION THE OWNERS FEEL THEY WILL NEED TO MOVE FROM THE PROPERTY IN THE NEAR FUTURE.

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 OWNERS WERE NOT MADE AWARE WHEN THEY PURCHASED THE PROPERTY SEVERAL YEARS AGO THAT PORTIONS OF THE HOME WERE SLIGHTLY OUTSIDE THE BUILDING LIMITS. THE GRANTING OF THIS VARIANCE WILL NOT RESULT IN ADDITIONAL ENCRoACHMENT; IT WILL BE WITHIN THE PERIMETER OF THE EXISTING STRUCTURE.