

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 rear yard size will only affect the owner & will not adversely affect the public health, safety or welfare.

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

The rear yards on Park Ave are all small, therefore this yard will be in keeping with the neighborhood and not alter the essential character of the general vicinity. Many houses on this block have had rear additions and do not appear to meet the 20% PYA.

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

Being a low pitched, roofed one story addition, it will hardly be noticeable adjacent to the 2-story neighboring residences and does not project toward the back yards as far as either of these and therefore will not be a nuisance or a hazard to the public.

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

Reducing the req'd 20% PYA to 17.6% is not an unreasonable request. If we were able to include the unimpeded rear yard setback area, which is contiguous rear yard space, we would be well over the min. 20%.

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Additional consideration:

SEP 27 2017

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

The owner will use this new main level SF as an office now and as a Laundry Room later as needed to be able to age in place as long as possible in a location that is within eyesight & walking distance of her daughter's house @ 623 Floral Terrace. This addition gives direct access to the rear yard which will be added security - going in and out in a more "open" area instead of between 2 houses in a more "hidden" space @ the present side door.

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.

Following a strict application of the regulation would allow an addition of approx. 44 SF which would not provide a usable living space and cover for the ext. door. Given the land use of immediate context of houses, additions and their limited yard areas, denial of the variance would deprive the owner of a similar, but still less intensive use of her property. She would not have a usable area on the main floor for an office/future laundry.

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, the circumstances are not a result of any actions taken by this owner of the property. She bought the house on 9/8/17 and made no changes to date.