

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.

Alley access and visibility will still be maintained. There will still be use of the sidewalk. Additionally, the variance will allow the garage to be build and prevent rain run off from entering the yard and instead direct it to the storm sewers.

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

This variance will allow applicant to match the existing line of the existing residence on the property.

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

This variance will not impede visibility for access and the garage will allow applicant to park in garage instead of on street.

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

This variance will allow the garage to be built in conformity with the neighborhood and the existing residence on the property.

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).

This lot is a corner lot which is lower than all other surrounding properties and currently run off water comes down the alley and into the yard. The variance will force the water around the lot and direct it to the storm sewers.

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.

Without the variance the run off water will continue to run into yard washing the landscaping onto sidewalks and undermining the integrity of the foundation of the proposed garage.

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 the result of actions taken by the applicant.

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PLANNING & DESIGN SERVICES

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