

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 existing house is located 2'-2" from the property line on the east side. The addition is proposed to be 1'-8" from the property line, only 6" closer than the existing house. There is still room to pass between the house & the neighboring house.

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

The existing homes in this area are spaced very close together, and the existing house is located closer than 3'-0" to the side property line.

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

The additional 6", at the closest point, protruding into the side yard, will not make the space between the house and the neighboring house impassable.

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

Relating to existing conditions, (narrow spacing between houses in this area, in many conditions violating the 3'-0" side yard setback) this addition will not be out of character to the existing conditions of this neighborhood.

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).

The existing house is located closer than the 3'-0" required side yard setback and the addition is extending off from this location.

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 design of the addition is respecting the existing scale and wall locations of the existing house. The addition is located in such a way to maximize the rear yard open space.

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

Yes, the eastern edge of the existing house sits within the required 3'-0" side yard.

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