

**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.**

This addition will not affect public health or safety because it was built with high quality products, and is contained on private property protected by a privacy fence.

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

The addition was built extending to the rear of the property line, and not to either side. This means that there is no additional concern for the additon's proximity to adjacent properties.

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

The addition is housed on private property in the rear of the home, not visible to the public.

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

The variance does not allow unreasonable circumvention due to the fact that no portion extends or interferes with adjacent properties. It is a single story extension to the rear of the home, therefore not interfering with any views or sightlines of adjacent properties.

*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 variance arises from special circumstances, as I was originally granted permission to build the addition, and was notified after it was built that granting permission to build was a mistake, and that I would be required to apply for a variance.

**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.**

As I was originally granted permission to build, and have already built, strict adherence to the provisions of the regulation would cause significant financial hardship, as I would have to destroy my addition, and reconstruct an amended design.

**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 circumstances are the result of the retraction of original approval granted after the addition was already constructed.

**RECEIVED**

JUL 20 2020

**PLANNING & DESIGN SERVICES**