

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

Variance will allow construction of 2 car garage, for safe storage of vehicles, on private property. Garage will have a small apartment of the 2nd floor which will provide potential housing for a family member.

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

Existing obsolete, unsightly garage was demolished in May 2016. The lot is pie shaped heading back towards the alley, and in order to abide by building code we need a 3' variance from neighboring lot lines. There are numerous garages in area similar in size and structure.

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

Private yard after variance will be of similar size to many neighboring properties. There is an existing privacy fence on both lateral property lines. Garage will provide secure parking in rear of house eliminating congestion on Pennsylvania Ave.

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

Most neighbors have rear garages and several have 2nd story apartments. Many are on lots of similar size to applicant, but due to the irregular shape of the lot the structure must encroach on the rear yard space to meet building code.

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

New garage simply replaces an older garage that was demolished in May of 2016. A new garage will provide a more secure spot to park applicant's vehicles, and the 2nd floor apartment will also allow for potential family members to stay for us to provide care.

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.

Many neighbors have garages or garages with 2nd floor apartments. Failure to approve would deprive applicant of garage and sufficient housing for family.

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

Yes. However, property previously contained a "grandfathered" garage.