

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 resulting property line location is an improvement to the existing location that encroaches into an existing house.

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

The shift in the property line is small and is to remove an encroachment of an existing structure onto another property. This block of Stevenson Ave. has structures built near or over property lines.

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

The shift in the property line removes an encroachment of an existing structure onto another property.

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

The resulting property line location is an improvement to the existing location that encroaches into an existing house and the overall distance between the two existing houses do not meet the LDC requirements.

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 variance arises from the required sideyard requirements of the LDC, which was not applicable when the lots were created and the houses were built.

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.

Strict application would not allow for a building permit needed for the remodeling and repair of the existing residence.

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 not a result of the actions by the applicant subsequent to the adoption of the LDC regulation.

RECEIVED

APR 27 2020

PLANNING & DESIGN SERVICES