

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 variance primarily addresses an existing site condition (existing garage moved forward on the lot) to allow for rear addition to be built. No trees will be removed during this process. All new structure will be between existing garage and main house.

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

The addition on the rear of the house will be in line with how normal rear additions would be designed and built. However, because of the rear yard condition with the existing garage, this variance will be required for private rear yard.

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

The private rear yard requirement intention can be met with the substantial green space on the left and right side of the property as well as behind the existing fence line. Additionally, all trees will remain.

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

This variance will allow for the modest addition to the rear of an existing house, which is generally allowed within zoning requirements.

RECEIVED

MAR 23 2018

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).

PLANNING & DESIGN SERVICES

Because of the existing garage not abutting the alley (as current zoning would require it) the space for private rear yard has been reduced substantially to allow for no addition.

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.

" " same as above question 1, additional considerations.

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 this variance is requested prior to any addition on the rear of the main structure that would require the variance.