

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.

Structure will be constructed in accordance with the Kentucky Building Code.

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

Zero lot line variances exist throughout the original Highlands including property in immediate vicinity of lot.

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

The variance seeks zero lot line in the rear area of a privately owned lot. It will not impact surrounding properties.

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

The variance is consistent with the as built existing in the 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 lot is twenty-five feet wide.

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 variance will enable a two car garage to be constructed which will house two vehicles.

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. Building new home on a narrow vacant lot.

RECEIVED