

**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 proposed parking lines up with the parking that was added in 2003 for consistent circulation patterns and the same landscape buffer area (5 ft.) will be provided with this project and the required plantings and screening will still be installed in the reduced LBA.

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

The proposed parking lines up with the parking that was added in 2003 and the same landscape buffer area (5 ft.) will be provided with this project and the required plantings and screening will still be installed in the reduced LBA.

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

The proposed parking is on property that is adjacent to the existing church building and is owned by the Church. The same landscape buffer area (5 ft.) will be provided as approved in 2003 and the required plantings and screening will still be installed in the reduced LBA.

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

The Church is only adding parking to an area of their existing property and matching a previously approved parking area to provide consistent circulation patterns and the required screening and plantings will still be installed in the reduced LBA.

*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 proposed parking area is adjacent to the existing church building and the last area possible for parking without purchasing additional property.

**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 of the 50 ft. setback would eliminate 2 rows of parking and the drive aisle for those rows resulting in only one row of parking, which is not economically justifiable.

**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. The parking area that this project joins was approved in 2002/2003 and the 50 ft. setback did not exist then. The proposed parking lines up with that parking area.