

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.

REMODEL ADDITION WILL NOT ADVERSELY AFFECT PUBLIC HEALTH SAFETY OR WELFARE BECAUSE THIS IS PRIVATE PROPERTY + PUBLIC IS NOT INVITED

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

CHARACTER WILL REMAIN IN LINE W/ ADJACENT PROPERTIES BECAUSE STREET SIDE YARD IS AN ALLEY LINED W/ GARAGES - THIS ADDED GARAGE IS MORE OF THE SAME

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

NO HAZARD OR NUISANCE TO PUBLIC BECAUSE IT IS PRIVATE PROPERTY. FRONT PORCH KEEPS WITH ADJACENT PROPERTIES + REAR GARAGE IS IN KEEPING WITH ADJACENT PROPERTIES.

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

VARIANCE WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF ZONING REGULATIONS BECAUSE PROPERTY IS TINY + PLACED ON AN ALLEY LINED W/ GARAGES; + FRONT PORCHES ON ADJACENT HOUSES

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).

[SMALL] [PECULIAR]
SPECIAL CIRCUMSTANCE IS THE SIZE + LOCATION OF PROPERTY - ALL ADJACENT PROPERTIES BACK UP TO THIS LOT.

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.

UNNECESSARY HARDSHIP OCCURS BECAUSE LAND CANNOT BE USED FOR GARAGE OR FRONT PORCH DUE TO LACK OF AVAILABLE LAND - SO A VARIANCE IS NEEDED.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

APPLICANT DIDN'T DO ANYTHING TO FACILITATE THESE CIRCUMSTANCES. THE PROPERTY LINES WERE ESTABLISHED BEFORE OWNER PURCHASED LAND. ITS A VERY SMALL LOT IN A VERY PECULIAR LOCATION.