

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 variance will not adversely affect the public health, safety or welfare since the building will be constructed up to all applicable building codes.

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

The proposed use will not alter the essential character of the general vicinity since the area has a mix of housing types and setbacks. The structure will be setback 10 feet from the S. 11th St. right-of-way.

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

The variance will not cause a hazard or a nuisance to the public since the intent is to enhance the area with a revitalization of the multi family neighborhood.

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

The requested variance will not allow an unreasonable circumvention of zoning regulations since the overall development will be high density residential development that is in keeping with the zoning district.

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 requested variance does not arise from special circumstances

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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 strict application of the provisions of the regulation would not deprive the applicant of the reasonable use of the land.

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 the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought because the site is a revitalization of an existing residential neighborhood.

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