

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 effect the public health, safety, or welfare. The variance will allow a safe passage from the alley to the proposed garage, if the variance is not granted the slope from the garage to the alley would be excessively steep..

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

The variance will not alter the essential character of the surrounding area, the variance is only six feet longer than the maximum.

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

The variance will not cause a hazard or nuisance, the building is set this distance away from the rear property line due to an existing grading conflict.

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

The proposed variance will not allow an unreasonable circumvention of the zoning regulations, the variance is for the accessory structure/use area to exceed the maximum accessory use area by six feet.

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 variance come from the need to address the grade issue from the existing alley to the proposed garage floor. This variance allows the applicant to access the garage with a vehicle in a safe manner.

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.

If this proposed variance is not granted, the applicant would have excessive grading issues in construction of the accessory apartment or would create an unsafe vehicular and pedestrian passage from the proposed garage to the existing alley.

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 area not the result of actions of the application subsequent to the adoption of the regulation.

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