

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.

PROPOSED ADDITIONS DO NOT ENCREACH INTO EASEMENTS, RIGHT-OF-WAYS OR SIGHT LINES AND THEREFORE WILL NOT AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE. THE SIDE ADDITION (4'-0") TO THE ONE 1/2 STORY WING WILL HAVE LITTLE IMPACT UPON COMPLETION.

2. Explain how the variance will not alter the essential character of the general vicinity. HOUSES IN THIS NEIGHBORHOOD HAVE NUMEROUS ADDITIONS. ADDITIONS ARGUABLY ADD TO THE CHARACTE OF THE NEIGHBORHOOD BY MAKING EACH PROPERTY UNIQUE. THE PROPOSED ADDITIONS RETAIN THE SCALE, ROOF PITCH & MATERIALS OF THE EXISTING HOUSE. THE LARGE, ESTABLISHED (30 YEAR OLD?) ARBORVITAE SCREEN REMAINS IN PLACE. THE PROPOSE REAR ADDITION IS NOT AS FAR BACK AS THE EXISTING GAZEBO (TO BE REMOVED.)

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

THERE WILL BE NO PUBLIC HAZARD. INCONVENIENCE DUE TO THE PROCESS OF CONSTRUCTION WILL BE KEPT TO A MINIMUM.

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

ADDITIONS MEET THE REQUIREMENTS FOR FLOOR AREA RATIO AND REQUIRED REAR YARD. THE VARIANCE IS TO ENCREACH INTO SIDE YARD BUILDING LIMIT (SETBACK.) OTHER REQUIREMENTS ARE MET.

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 PROPERTY IS SURROUNDED BY STREETS ON 3 SIDES SO THAT THE 26' BUILDING LIMIT LINE IS INDICATED ON 3 SIDES. THIS RESTRICTION SEVERELY LIMITS THE BUILDABLE AREA. THE OWNER SEEKS TO ENCREACH ON ONE SIDE ONLY (MAINTAINING EXISTING FRONT & REAR YARDS) SO AS TO RETAIN GREEN SPACE ADJACENT TO THE HOUSE.

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 OWNER DESIRES TO BUILD A FIRST FLOOR MASTER BEDROOM AND BATH FOR THE PURPOSE OF AGING-IN-PLACE. IF THE 700 SQUARE FOOT ADDITION WAS REQUIRED TO BE WITHIN BUILDING LIMIT LINES, THE RESULTING USEABLE REAR YARD WOULD BE INSUFFICIENT. THE REAR YARD BETWEEN THE GARAGE AND CROSS HILL ROAD SLOPES, IS TOO FAR FROM THE HOUSE AND IS NOT PRIVATE.

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 PROPERTY WAS ALREADY SURROUNDED ON 3 SIDES BY STREETS.

RECEIVED

AUG 07 2017