

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes**, **no**, or **n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

Not changing the purpose, footprint, or lot. Just renovating a completely rundown property, adding a small camelback 2nd story + improving the area. + neighborhood.

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

Renovated property will keep a similar look as properties in the area with 4-5 houses being modeled after.

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

This variance will allow this abandoned, worn down house to be improved and better the surrounding area.

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

Variance will allow the addition of 578 sqft camelback addition similar to 1000s of houses in the area. All permits will remain residential. being pulled.

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

Being within 3-4 ft of neighboring properties to the left and right. Won't be able to rebuild the back portion and addition without.

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.

Not able to justify improving the property without doing an addition to make the property standard size. (3 bed)
The property was in terrible condition and has to be gutted.

Are the circumstances the result of actions of the applicant taken after the adoption of the regulation from which relief is sought?

No, not taken after.

RECEIVED

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PLANNING & DESIGN
SERVICES

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