

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.

Variance is for a small percentage of the required private yard and does not affect the public health, safety or welfare.

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

Porch design will be reviewed by Landmarks Commission and will be in character of a traditional screened porch.

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

Proposed porch meets all other development standards and will not cause any hazard or harm to the general public. Applicant will provide signatures of support from the adjoining property owners.

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

Proposed porch follows existing patterns of rear screened porches in the area.

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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).

Subject lot is much smaller than adjoining lots.

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.

Porch could not be constructed.

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

Yes, however the applicant and owner did not lay out the original lot and home.

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