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PLANNING & DESIGN SERVICES

**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 still keep all structures 80 ft off of the front property line and allow safe navigation through the neighborhood and will not cause safety issues

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

The variance will allow us to keep all existing tree lines in place to preserve the character and beauty of the neighborhood. Without the variance trees will need to be removed.

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

The variance will still keep the newly constructed house 80 feet off the road. It will allow for a bigger rear yard for entertaining friends in the back of the house rather than the front

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

Due to the size of the lot it is difficult to build a conforming structure without the variance. Several homes in the neighborhood are already inside of the 100 foot line making this a reasonable request

**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 size of the lot and the pie shape of the lot is the reason we are requesting this variance. Also the lot was sold to us using an incorrect survey which made it tougher to build once it was discovered to be incorrect

**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 provision as written would move the home to the back minimum set back line and allow virtually no back yard space. It would also limit the size & type of home that can be built, and lead to removal of the tree line along both sides

**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, the circumstances that have arose are the reason we are pleading relief from this regulation. Based on other existing homes, I feel it is reasonable.

\* 8 VARIANCE 1097