

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 new garage will be almost the same size and location as the existing and entirely on my property. It will not interfere with the undeveloped passageway at the rear of the property or any other property.

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

First, there is already a similar sized garage there, and second, the undeveloped passageway will remain untouched. I'm merely replacing a garage with a new one and pushing it back a foot or two more to make the garage more useful and to allow access to a parking pad.

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

The garage will not block access to any other property, moreover the adjacent land is an undeveloped passageway that cannot be developed and creates a large setback already. The rear of the garage will never abut a property with a structure.

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

The new garage is about the same size as the existing garage and in almost the same location. The variance does not create any hazards or change the character or the area.

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).

My yard backs up to an undeveloped passageway that is effectively closed by existing approved development on other lots, so I already have a considerable default setback between me and any other property.

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 I push the garage forward to allow the full rear setback, the garage becomes harder to access and the parking pad is impossible to access. Also, the front of the garage will come close to the 15' offset required for other structures, limiting any alteration I could make to rear of the house.

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 existing garage, the undeveloped pasageway, and all adjoining properties and structures were in place before my purchase in 2002.

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