

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.

THIS VARIANCE WILL NOT CHANGE THE EXISTING SITUATION. THE REAR 20' OF THE EXISTING HOUSE WILL BE TORN DOWN TO ADDRESS FOUNDATION PROBLEMS, THEN REBUILT ON THE SAME FOOTPRINT. THE 2ND FLOOR WILL BE EXPANDED 10' ALONG THE ENCROACHMENT, BUT OVER ORIGINAL FOOTPRINT

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

HOUSING FOOTPRINT WILL NOT CHANGE FROM EXISTING

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

THE EXISTING FOOTPRINT REMAINS THE SAME. EXPANDED SECOND FLOOR WILL HAVE NO WINDOWS ON SIDE OF ENCROACHMENT + ACCESS STAIRS + DECK SET BACK 75' FROM LINE

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

EXISTING FOOTPRINT REMAINS THE SAME

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).

ENCROACHMENT EXISTS. TO REPAIR HOUSE FOUNDATION THE REAR 20' NEEDS DEMO + REBUILD

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.

CANT FIX THE HOUSE W/OUT ADDRESSING FOUNDATION ISSUES

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

RECEIVED

MAR 19 2018

PLANNING & DESIGN SERVICES