

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.

Just a deck and screened in room built to code.

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

The highlands has many decks to maximize space since land is small.

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

We are respectful neighbors and the deck would not cause any nuisance.

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

Variance will allow us to use the existing land and attach deck to the house where it makes sense.

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

The house is from 1923 and is already non conforming and we are just trying to build on what is there.

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.

It would not allow us to use the space available in an effective way.

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

We haven't built anything yet or taken an action.

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