

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 request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

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

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

This requirement only affects the property owner and will not cause a hazard or nusance to the public.

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

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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).

The request is a minor relief adjustment to the existing property that appears to be consist with other developments in the area that are not compliant.

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.

Without the vaiance requested the applicant would not be able to invest / improve and redevelop the existing structures on the property therefore the property would stay vacant and shuttered.

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

The variance would allow for redevelopment of the structures to conform to façade standards of the proposed development.

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JAN 25 2021

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DESIGN SERVICES**