

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 not adversely affect the public health, safety or welfare because the private yard is internal to the development. Access to the private yard will be limited to the residence.

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

Many similar configurations are in the area. Most have extremely small rear yards. Garage and addition are designed to compliment the existing architecture of the area.

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

Condition is in the rear of a private, enclosed yard. There is no access for the general public. Extra garage space will help reduce street parking on one of the tightest streets in the Highlands.

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

The requested variance will not allow an unreasonable circumvention of the zoning regulations since the intent is to provide off street parking while still providing some green scape.

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Additional consideration:

JUN 05 2015

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

Edgeland Ave has very shallow lots. The lots across the street have as little as 5' deep rear yards and no alley requiring all of them to use street parking.

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.

Garage would be too narrow and require owner to continue to park on the street.

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 circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought since the applicant is requesting a variance prior to construction.

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