

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.

Proposed Building doesn't encroach into public realm

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

Attached ~~garage~~ ^{garages} are common in area

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

~~Garage~~ will sit 25' from property line

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

restricted area on corner lot

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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).

smaller than average lot

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.

smallest 2 car garage possible for lot

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

conditions existed prior