

**Variance Justification:** Garage

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 garage we propose will be over 40' from Fairfax Ave. and set in 1/2' from the side of the house, which meets Metro Lou. Regulations. There will be no impact on the view of drivers from the alley &/or Fairfax Ave.

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

Personal garage like other framed structures in area & on alley.

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

Garage will not hinder view of drivers on alley or Fairfax Ave. Entrance from the garage will be on the alley, according to Metro Lou Dept. of Transportation Rules.

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

House was built in the 1920's and proposed garage will be esthetic to the existing house.

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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).**

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The house was built 13.3' from the property line.  
Garage will be behind the house (see site plan), facing alley with car entrance.

**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.**

When the house was built in the 1920's people had buggies? Now most families have multiple cars. We have vehicles we keep in pristine condition & under cover. Our proposed garage would fit our needs & the character of the neighborhood.

**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 action has been taken

**Variance Justification:** Fence

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 fence sits back 32' from street behind existing Pear trees.

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

Fence will be like other fences in the area.

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

The fence will be within property lines, according to Metro Loc. Regulations. There is no sidewalk on this side of the street. Opens green area, approximately 32' from proposed fence to street.

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

Fence will be 3' from property line 6' tall. like neighboring fences.

*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).

Large double lot exposed to Apartments & Condos, including view from Shelbyville Rd., offering no privacy & security of personal property

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.

Limits privacy to Apartments & Condos, if we have a large dog. It would be a nuisance to neighbors. It would also limit applicant the ability to provide a safe place for grandchildren & pets to play.

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 action has been taken.