

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

I am extending the length of my existing accessory building that does not affect the public health, safety or welfare in any adverse way. I have constructed a privacy fence to prevent as much of a view of the building as I could. The existing building will only be extended in length to hold vehicles for storage that applicant already owns and will contain no hazardous or nuisance material. The existing building the previously used as agricultural and will not adversely affect the adjacent property owners.

2. Will the waiver violate the Comprehensive Plan?

The existing building does not violate the Comprehensive plan. It is compatible with the properties in the adjacent residential area. Many of the area properties are similar in building heights, design, material and orientation. It fits with the character of the residential area and does not violate the Comprehensive plan.

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3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The extent of waiver of the regulation is the minimum necessary to afford relief to the applicant as the addition to the building will afford the applicant the room necessary to store his vehicles under roof.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and create a hardship as the owner would be forced to expend the cost of either building a complete separate building or incur off-property storage expenses. He only wishes to extend the size of the building to use as storage for his personal vehicles.

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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.**

I am extending the length of my existing accessory building that does not affect the public health, safety or welfare in any adverse way.

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

The existing building has a privacy fence and does not alter the essential existing character of the general vicinity.

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

The existing building will only be extended in length to hold vehicles for storage that I already own and will contain no hazardous or nuisance material.

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

It is only an extension of an out building previously used as agricultural and will not unreasonably circumvent the requirements of the zoning regulations.

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).**

This building is on land that was previously an agricultural property and the building to be extended in size has been used for storage of vehicles since the property owner began use of the building.

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.**

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and create a hardship as the owner would be forced to expend the cost of either building a complete separate building and all that entails or off property storage expenses.

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 building and property dwellings existed prior, the applicant only wishes to extend the existing building to meet current needs.

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