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.

Addition is in the rear of a fenced private residence w/ no access for the general public.

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

Addition is in the same style and scale as the existing home and the surrounding homes.

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

The requested variance will not cause a hazard or nuisance to the public as the addition is on a single family lot and is intended for uses permitted within the neighborhood form district. Proposed setback is equal to the existing setback of the existing house.

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

Proposed setback is equal to the existing setback of the existing house.

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).

Existing house is extremely close to the side property line.

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 create an unnecessary hardship on the applicant as the addition would not be able to be built as proposed.

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 construction of the new addition will create the circumstances which now require the applicant to seek relief to allow the side yard setback to be reduced.

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