

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 does not alter fire department or safety standards, traffic clear visions areas and health and safety standards for air or water quality or noise levels.

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

The variance will not change the character of the neighborhood. Many homes in neighborhood have covered porches on back of home. The land use will not change as a result of the variance.

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

The variance will not increase traffic in neighborhood or negatively impact the abutting property owners.

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

The variance will not allow a land use that is not permitted in the zoning district.

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).

The garage was built by prior owners of the home. We are asking for a variance so that we can build a covered porch on back of residence.

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.

Variance is being requested for a covered porch which is typical for many homes in this neighborhood. Garage previously constructed 3 feet from property line by previous owners.

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

Garage was built by prior owners. Applicant purchased home Feb. 2019 and are making reasonable and typical improvements to property.

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