

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.

VARIANCE EXTENDS NEW BUILDING ADDITION TO REAR PROPERTY LINE - PARCEL IS "LAND LOCKED" WITH NO PUBLIC ACCESS (THO' ACCESS EASEMENT IS IN PROGRESS TO ALLOW FOR EMERGENCY EGRESS PATH)

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

PROPOSED BLDG. ADDITION WILL STEP DOWN IN HEIGHT AND INFILL UNDEVELOPED PORTION OF PARCEL AT REAR.

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

AS NOTED ABOVE, PUBLIC DOES NOT HAVE ACCESS TO REAR OF PARCEL

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

REAR OF PROPERTY DOES NOT BORDER ON, OR IS ACCESSED BY, ALLEY OR STREET - SO NO SETBACK IS NEEDED

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Additional consideration:

APR 06 2018

PLANNING & DESIGN SERVICES

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

NEW ACCESSIBLE RESTROOMS AND STAIR ARE BEING ADDED TO EXISTING STRUCTURE - AND EXTENSION TO REAR PROPERTY LINE IS NEEDED TO COMPLY WITH BUILDING CODE AND ACCESSIBILITY GUIDELINES.

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.

MAINTAINING REAR YARD. SETBACK WOULD PUSH ACCESS STAIR AND NEW ACCESSIBLE RESTROOMS INTO EXISTING BUSINESS OPERATION AREA IMPACTING SALES AND STORAGE CAPABILITY.

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

OWNER DESIRES ACCESSIBILITY AND CODE COMPLIANT UPGRADE(S) TO BUSINESS SUBSEQUENT TO ZONING CRITERIA ESTABLISHMENT.

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