

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 is necessary for the construction of a single family home and accessory structure that is located on an odd shape lot that was subdivided prior to the adoption of the Land Development Code. The location of the home and accessory structure will not block site distance along the public roads.

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

The variance is necessary for the construction of a single family home and accessory structure that is located on an odd shape lot that was subdivided prior to the adoption of the Land Development Code therefore the lot is substandard and consistent with the existing conditions.

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

The location of the home and accessory structure will not block site distance along the public roads.

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

If the variance is not granted then the lot is unbuildable due to its odd shape and size.

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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).**

The odd shaped lot was subdivided prior to the adoption of the Land Development Code and was considered buildable at the time of subdivision.

- 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.**

If the variance is not granted then the lot is unbuildable due to its odd shape and size.

- 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 odd shaped lot was subdivided prior to the adoption of the Land Development Code and was considered buildable at the time of subdivision.