

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.

No adjoining property owner can see this 23 1/2 foot section of the fence/stone wall from their property.

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

The height adjustment is in keeping with the charm of Kennison Court, and the "cottage like" design of my house.

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

The height adjustment only blocks the view of a tall vinyl wall that has no windows.

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

The fence and stone wall are hidden from view by adjoining property owners.

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).

see attached.

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.

There is no other way to hide the vinyl wall + pipe.
There is not enough room to add landscaping.

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

N/A

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NOV 17 2016

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