

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 requested to allow adequate usable rear yard for a single family dwelling. With the exception of a small portion of the covered front porch (approx.. 48 sq. ft.), the structure will be no closer to the roadway than is typically allowed using required setbacks of 30 feet along the frontage.

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

Because the home proposed is a single story residence of similar size and construction, allowing this variance will not alter the character of the homes located along Glen Rose Road.

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

Positioning the structure at the requested front setback of 28 feet will not create a hazard to vehicle or pedestrian traffic.

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

This variance is being requested because neighboring homes are set back beyond the typical setback, creating a very small space for the proposed single family dwelling which leaves only a small rear yard.

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 property at 4626 Glen Rose Rd. is approximately 80 feet deeper than the subject lot, with the residence being located 72.7 feet from the front property line which is about 43 feet more than the typical setback distance.

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 proposed structure is positioned using the neighboring home as a setback reference, the rear yard would be reduced to only about 21 feet between the back of the home and the existing fence along the adjacent property line.

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

No