

**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 would reduce the yard space in the rear of the property. There will be no adverse affect to anyone.

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

Currently the yard to structure ratio is less than code. The improvements will enhance the character of the general vicinity. Foot print is not changing.

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

The public will not have access to the yard as it is behind a fence.

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

There is a ample yard in front of the house and the rear yard will be incorporated into a beautiful courtyard.

*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).

This house was built 30' back from all others on Street. For no apparent reason.

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.

The structure, with its current size does not support the investment for updating without the 3rd unit being the carriage house.

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 house was built in 1911 @.

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