

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes, no, or n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

The variance is for a residential 120 square foot addition for a bedroom. There will be nothing that can affect the public health, safety, or welfare from the construction of this project.

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

The addition will not affect the essential character of the general vicinity and has already received a certificate of acceptance from the Historic Landmarks and Preservation Districts Commission along with approval letters from neighbors.

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

The variance will not cause a hazard or nuisance to the public because it will act as a 2nd bedroom to an existing home.

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

The variance will not allow unreasonable circumvention of the requirements of the zoning regulations because it was built in direct line with existing home. Furthermore, the property appeared to have a structure in the same location before the purchase of the home. This can be seen from before pictures where the old structure's foundation can be seen in the ground and the exterior door that led to the structure was covered by siding by the previous owner.

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

The variance arises because the new structure was built within 3'-0" of the existing property line even though it was built in direct line of the existing house.

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 provisions of the regulations would have caused major amounts of construction and cost for relocation of the cellar entrance and home mechanical equipment. The 3'-0" set back would have also brought the bedroom size to become an unusable space and very close to the 7'-0" minimum width specified in the residential building code.

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Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

PLANNING & DESIGN SERVICES

Yes, this is an request for a variance for an existing structure which was built within the property line and in direct line with the existing home.

21 - VARIANCE - 0171