

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.

Garage will be confined within owner's property lines. It will not hinder line of sight or alter natural structures for community or adjacent property owners.

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

Garage will not alter current landscape and layout of neighborhood. Garage will match house and other structures in the neighborhood.

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

The variance will allow the garage to be further up the driveway and have a lower impact on alley traffic and match better with the current landscaping.

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

The variance allows for minimal impact to the circumvention of the requirements to zoning regulation by allowing the front/north facing side to be 8'4" further from the rear property than requirements and will have no impact on adjacent 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).

The land currently has a driveway from the alley up a hill 53'. The proposed garage will be built so it starts 43'4" from alley to allow vehicle parking, and variance required to all 25' long. The backyard to house would still be 48' 8" long by 25' wide.

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.

Strict application would require garage to be too short to park a vehicle into it and use it for its intended purpose.

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

Yes. The plans were made to the proposed use of the garage, but the variance was brought up upon initial construction review.

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