

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 detached garage will not adversely affect public health, safety or welfare. It will be 12ft or more from the side street and 16ft from the back property line, and will be behind the house so there is not a traffic visibility issue. Traffic is limited because of small number of houses on side street.

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

The garage will not alter the character of the neighborhood. All other homes on this side street have garages. This garage will add character to the neighborhood, increase property values & deter thefts. It will match the existing home from 1905 which also encroaches on the side street yard setback.

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

The garage will in fact be a benefit to the neighborhood by allowing for more off-street parking for this very narrow side street. It will not impede traffic visibility and will make the home's pool less visible from the street.

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

The garage will be 12-22ft off the side street property line and 16ft away from the back property line and covers a very small amount of the rear-yard setback. This distance allows for safe entry and exit to/from the street from the garage.

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 is the only reasonable location for the garage. It maintains the existing driveway off of Cherokee Terrace and will be in close proximity to the home's back door entry into the kitchen. A garage in front of home requires a driveway off of Cherokee Rd and would interrupt the park-like setting/scenic route.

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 garage is not placed in this location, the home would not be able to have a garage. It is normal and expected that a home of this size and value in this neighborhood have safe, offstreet parking. All other homes on this side street have a garage.

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. The home was bought as-is. Adding a garage helps us meet our needs as homeowners.

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