

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 proposed garage will be in the same location as the existing garage. The proposed garage will not interfere with access to the rear yard easement.

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

The proposed garage will be of similar size to other nearby garages. The proposed two-car garage will allow for more parking inside the garage instead of on the street.

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

The requested variance will not cause a hazard or nuisance to the public as the garage is located at the rear of a single family lot and is intended for uses permitted within the neighborhood form district.

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

The proposed garage is in the same general location of the existing garage. The requested variance does not create any hazards by allowing the garage to exceed 30% of the required rear yard.

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

The lot is shallow which limits the location of a two-car garage to allow for adequate driveway access. The variance is required because the detached garage will be within 15 feet of the new addition to the 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.

This is a necessary update to the property which will replace an old, collapsing garage. The proposed garage will improve the value of the property.

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

No, the existing garage was built soon after the house was constructed which was in the 1940s. The existing garage has since become obsolete and is in extremely poor condition.