

**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.

IT IS WITHIN THE PROPERTY BOUNDARIES, AND WILL BE BUILT TO ALL SAFE BUILDING CODES, INCLUDING A 2 HOUR FIRE RATED WALL ON EITHER SIDE OF ADDITION FACE NEIGHBORING PROPERTIES

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

IT IS WITHIN THE PROPERTY BOUNDARIES, IT IS IN THE BACK YARD OF THE PROPERTY, NOT IN SIGHT FROM FRONT OR REAR STREETS. IT WILL BE FINISHED IN A ESTHICLY ATTRACTIVE EXTERIOR

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

IT IS WITHIN THE PROPERTY BOUNDARIES IN THE MIDDLE OF THE PROPERTY WITH NO ACCESS TO THE GENERAL PUBLIC

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

IT WILL BE BUILT IN THE FOOTPRINT OF THE EXISTING BACK PORCH ON THE 2ND FLOOR

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Additional consideration:

PLANNING & DESIGN SERVICES

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

THE ENTIRE PROPERTY IS IN VIOLATION TO THIS REGULATION AS THE PROPERTY WAS DEVELOPED IN THE 1940'S

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 HOUSE WAS BUILT WITH 1 BATHROOM THAT MEASURES 3'-0" X 7'-0" ALMOST NOT FUNCTIONAL BY TODAYS STANDARDS THE BEDROOM IS LOCATED ON THE 2ND FLOOR WITH NO BATH FACILITIES

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, AFTER RECENTLY PURCHASING THE HOME THE PRESENT BATH FACILITIES WERE DISCOVERED TO BE NON FUNCTIONAL

19- VARIANCE - 0052