

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 proposed house is less than 1400 SF (21' x 33.3') 2 story & will sit back 50' from the street. Lot is well treed and will offer large yard space. Use is totally consistent with the neighborhood & existing lot sizes & setbacks.

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

There are over 20 examples in the neighborhood with houses set back less than 50' from existing street fronts and little to none side yard setbacks.

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

Proposed use is Single Family Residential

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

Side lot variance from 5' to 4.5' will be negligible. Lot size of 4794 is such that 30' wide x 160' deep allows for more than enough green space for the homeowner to the rear.

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).

lots was platted & recorded prior to the previous owners purchase in 1987. Area has developed in a manner consistent with this request. No special circumstances exist

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.

lots have been recorded/subdivided for well over 40 years. The current owner would like to build a house on lot 136 and on lot 135

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

17 VARIANCE 1010