

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 location of the existing garage currently does not comply with the side yard setback requirement for its entire length. The new location will partially comply and partially not.

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

The new location will appear to anyone in the neighborhood to be the same as before. A change to a 2-car garage will allow more parking in a garage instead of in a driveway or on the street. Therefore, it is a benefit to the neighborhood.

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

The variance will not affect any members of the public. It is in the rear yard of the property owner.

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

The current location of the old garage violates the requirements even more than the new one.

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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 lot is narrower in the rear making it very short on space to add a 2-car garage with adequate driveway access.

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.

This is a necessary upgrade to the property to replace an old, collapsing garage. This will improve the value of the subject property and its neighbors.

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 old garage was built when the house was constructed many years ago. It has since become obsolete and in collapsing condition.

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