

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.

Positioning the building to be in line with the existing homes on S. Shelby will allow for plantings and aesthetically will be more pleasing to the public.

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

Positioning the building further from the required setback only enhances the neighborhood character. The extra green space from the sidewalk will allow the project to look much nicer and in character.

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

The variance will allow the project to not be squeezed onto S. Shelby St.

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

The project will blend in with the current surrounding buildings.

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).

Building a structure on this lot, 5' from the property line would seem too crowded and without room to properly landscape. It needs to be moved back, in line with the building next door.

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.

There would be no room for trees and aesthetically it would look very cramped in.

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 structure has been built on this property vacant lot.

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