

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 variance will not adversely affect the public health, safety or welfare because the private yard is internal to the development. Access to the private yard will be limited to the residence.

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

Many similar configurations are in the area. Most have extremely small rear yards. Garage and addition are designed to compliment the existing architecture of the area.

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

Condition is in the rear of a private, enclosed yard. There is no access for the general public. Enclosed garage parking will be more secure than the existing open parking pad.

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

The requested variance will not allow an unreasonable circumvention of the zoning regulations since the intent is to provide off street garage parking while still providing some green space.

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).

Existing home has an addition to the rear that reduces available rear yard. New garage also has an open, covered porch facing the rear of the house.

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.

Garage would be too shallow and not have the covered porch.

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

The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought since the applicant is requesting a variance prior to construction.

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