

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 deck/stairs is built out of 6x6 posts, 2x8 joists with all appropriate screws/hangers/excellent materials.

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

There are decks + stairs common in the area and one next door.

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

It is in a fenced yard w/ gated access so only approved people can access.

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

The lot is really small and already has a large house on it.

RECEIVED

JUN 28 2019

PLANNING & DESIGN SERVICES

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).

It's the only access to the second floor of the carriage 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.

if not approved, it would hinder access to approved carriage house.

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 deck/stairs have already been built.