

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 ^{in the area} affect the public health, safety or welfare.

90% of original garages are on the property line. This garage was built in Aug. 2020 & is 2' off the left line and 7' off the rear line. Further, the contiguous property owners have agreed to the variance.

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

See #1

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

See #1

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

See #1

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 new garage was built before deciding to put the addition on 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.

This is a common renovation done by many others in St. Matthews. Plus, see above.

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

Yes

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21 - VARIANCE - 0110