

AUG 13 2018

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.

VARIANCE WILL NOT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY OR WELFARE: NEW GARAGE IS ON PRIVATE PROPERTY + WILL BE CONSTRUCTED TO CODE

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

ESSENTIAL CHARACTER OF GENERAL VICINITY WILL REMAIN INTACT BECAUSE NEW GARAGE WILL BE OF SIZE, PROPORTION + MATERIAL THAT ALREADY EXISTS IN NEIGHBORHOOD

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

NO HAZARD OR NUISANCE TO PUBLIC BECAUSE NEW GARAGE IS ON PRIVATE PROPERTY + CONSTRUCTED TO CODE.

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

NO UNREASONABLE CIRCUMVENTION OF ZONING REGS BECAUSE EXIST DRIVE ON LOT IS IN SETBACK - AS ARE OTHER PROPERTIES IN AREA

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).

SPECIAL CIRCUMSTANCE: LOCATION OF DRIVE ^{MAKES IT} ONLY PLACE TO PUT GARAGE. ITS A SMALL LOT + SMALL (EXISTING) GARAGE. PROPERTY ADJACENT TO GARAGE IS OWNED BY BOWMAN FIELD + WILL NEVER BE BUILT ON.

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.

REASONABLE USE OF LAND IS APPLIED: A GARAGE AT END OF EXISTING DRIVE - HARSHIP OCCURS WITH NO GARAGE.

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

CIRCUMSTANCES ARE NOT THE RESULT OF APPLICANT - HOUSE + DRIVE ALREADY EXIST - LOT WAS DETERMINED BEFORE APPLICANT PURCHASED IT + NO CONSTRUCTION HAS STARTED YET.

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