

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 to build on Property line will not adversely affect public health, safety due to upgrades to current fire codes & welfare. It will upgrade the property both in aesthetics and upgraded building codes.

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

The variance to build on Property line, will not change the character of the home. The home is currently built on the Property line. We are simply going up to reproduce a Camelback Shotgun house. We are also adding a back patio that will mimic the old style of homes in the area.

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

Building the addition will not be done with extreme consideration of the neighboring houses. Building will be done during normal business hours by a Licensed Contractor.

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

The current home sits on the Property line. The upgrade of the home will not consist of anything that has not already been done to the Property line.

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).

Most all the Shotgun homes in this neighborhood are built on the Property lines. This is not typical for houses built in New Neighborhoods.

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.

Without this variance, the Property width of 25' would restrict further building on to the home. The home could not longer have the potential for expansion & would reduce its value over time. Without this variance, my family will need to move instead of staying in the home we have lived in for 25 years.

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. I am adding on to increase square footage & provide better living space for my sons. With the additional space, my husband and I can keep our lives in the same home.

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