

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.**

By building garage, it will conform to code by setting back from the property line and will not affect the health, safety or welfare of anyone.

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

Most homes on Sylvia St have an existing garage facing the alley in the rear of the property and a new garage will actually improve the the essential character of the general vicinity.

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

It will create additional public parking by creating private parking for the owner.

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

Lot is wider than neighbors' and we are still maintaining adequate yard 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).**

Size of lot being over 6000 square feet did require reason for Variance on normal usage.

- 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.**

Denial would deprive me of protection of personal property including automobiles.

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

No. Looking for relief from existing codes.