

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 proposed covered structure will only be used for parking and storage. It will have no affect on the public.

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

Many neighboring properties have enclosed garages at the rear of their properties. This covered parking structure adheres to similar design, shape and size.

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

The covered parking area will only be used for parking and storage on a private residence. It will not affect the public in any way.

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

Germantown is known for narrow lots and houses spaced close to one another. This covered parking and storage area will not be an exception.

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 main dwellings on neighboring properties are located toward the front of their lots along Ellison Ave. My house is uniquely located at the back of a double lot. Instead of parking in front of the house, I would like a covered location beside the main dwelling.

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.

A covered parking structure and storage area would improve upon the property. In order to provide an adequate covered parking area, it must go beside the main dwelling.

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. The existing property has never had a covered parking structure and the main dwelling has never been added onto.