

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.

Proposed addition would be on Owner's property only, where existing house is already on the property line. Building process would include safe practices. No toxic or hazardous materials.

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

The character of the house with the new addition would be typical of other houses in the neighborhood, particularly the neighboring houses on each side of the property (rear)

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

The residential addition does not propose any hazard, nor would there be any visual impediment caused that might otherwise impact property value

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

One entire side of the existing house is already on the property line, which is a typical condition in the neighborhood.

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).

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.

The intent of the addition is to accommodate a senior member of the family, for better access from the rear bedroom to the kitchen + new breakfast area.

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

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