

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 garage does not affect traffic flow or visibility and is built in a similar location to other garages off Tyler Ln

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

The garage is a similar size and location of the garage across Hooker Ave

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

The garage is of similar style, size and location of the surrounding garages.

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

The variance will allow the garage to be roughly 8' closer to the road than allowed. It will not affect surrounding neighbors or increase traffic flow.

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 setback is typically 5' but since the lot is a corner lot the setback is 15'

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.

If the garage were to set back 15' it would affect the full use of the yard area. The garage would break up the yard into unusable sections.

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

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