

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 Variance is to allow the existing concrete parking pad to encroach that doesn't not affect public health, safety or welfare.

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

The Variance is an existing condition that was there before and subsequent code requiremets.

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

The Variance is existing condition that is on private property and will not affect the transportation systems surrounding the development.

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

If the variance is not conveyed the property will loose off-street parking that will cause a nusicane to the surrounding properties for vehicle parking.

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 Variance is an existing condition that was allowed at some point in regulations.

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 variance is not conveyed the property will loose off-street parking that will affect the marketabuiltly of the existing building therefor hindering redevelopment.

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

Redevelopment of the existing property to create additional housing in the neighborhood.

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