

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.

Variance is in rear yard & will not affect health, safety or welfare of any neighbor it will help the owner to protect their vehicle & property

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

The Building / Garage cannot will have exterior siding which is throughout the area.

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

The garage is on private property and will only enhance the value of the property & the property it abuts.

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

Many houses in the area are multi-family & have no rear yard. Even with the garage there is still a single Bldg next door has no rear green 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).

Lot is not large enough to Accommodate the 30% private yard area requirement.

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.

Owner & mother live in house & need to place one vehicle in a secure spot for safety & weather related circumstance mother is elderly & needs car protected.

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

The house on the lot ~~was~~ burned down & there was a garage in that area that I ~~am~~ am interested in building the new garage on.