

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 addition will not block the view of any adjacent property owner nor will it significantly encroach into the existing setback. The house sets back an additional 10' over the typical R4 setback at nearly 40' so this would allow them to more effectively use the existing side yard

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

Many of the surrounding homes and those in the general vicinity have added significant square footage and this addition, if approved, would be no different

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

See #1. The addition will simply be an extension of the existing home and will not affect those that surround

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

See #1 – If the property had a typical R4 setback it would only encroach on the setback approximately 2' but this has a 40' setback when a 30' would be more appropriate. The owners would like to use their property to expand the home and increase the value and usefulness

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).

Typically an R4 zoning on a corner lot would have a 30' setback and this one has 40'. This would probably not be an issue if it was 30'

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 owner would like to stay in the home and without the addition, they will have to move because the home is not big enough for the growing family. This would force a move out of the neighborhood which they do not want to do

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 only circumstances changing are the family dynamics

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