

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 deck with covered roof is being placed on the exact footprint of our existing concrete pad on the side of our house. It will not affect public health in any way. This will actually make it safer for us as homeowners as well as our aging parents to enter our home. No sidewalk. Approval from neighbors.

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

This small enhancement to our home will only improve the look, appearance and value of our house and neighborhood. The existing concrete pad is an eye sore if anything. Similar decks are in the neighborhood.

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

This deck and covered roof will be of no harm to the public. We have little foot traffic as we do not have a sidewalk near our house. With our existing landscape this small addition will be difficult to see.

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

If I understand correctly, we are not at the 25' minimum requirement. We are just a short distance away. Again, we are adding to an existing concrete pad and is hidden by significant landscaping and trees.

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).

This improvement will help us enter our home easier as well as allow for our aging parents to enter from our driveway side which is our main entrance. Possible future wheelchairs will be able to enter. Existing concrete pad was beginning to crack and settle.

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 existing concrete pad is becoming unsightly with forming cracks as well as starting to settle. A new level deck will provide easier and safer access. With a corner lot we have a very small back yard. This is the area we spend our outdoor time with family, friends and neighbors.

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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