

JUSTIFICATION

To justify approval of any variance, the Planning Commission considers the following criteria. Please answer **all** the following items. Use additional sheets if needed. Responses of **yes**, **no**, or **n/a** will **not** be accepted.

Explain how the variance will not adversely affect the public health, safety, or welfare.

THIS FENCE HAS BEEN IN PLACE FOR TWO YEARS, I DID NOT KNOW I HAD TO GET APPROVAL FROM CITY, I HAD ASKED AROUND NEIGHBORHOOD WHEN I MOVED IN AND THEY SAID WE JUST DID COURTESY ASK WITH NEIGHBORS AND I DID. BOTH OF THE BORDERING NEIGHBORS WERE EXCITED AS THE PRE EXISTING FENCES WERE IN REALLY BAD SHAPE AND ONE SIDE WAS A CRUMBLING STONE WALL. ONE OF NEIGHBORS ACTUALLY SPLIT COST OF FENCE AND WE HAVE BECOME GOOD FRIENDS AND CONSTANTLY TALK ABOUT THE BEAUTY OF THE FENCE. THE FENCE CURRENTLY IS SOLID, MADE OF MATERIAL WHICH IS ROT AND FIRE RESISTANT AS IT IS MADE OF HARDY BOARD, PAINTED A PLEASANT LIGHT GRAY SIMILAR TO SURROUNDING HOMES. BOTH NEIGHBORS THAT FENCE AFFECTS AGREED TO FENCE, OTHER NEIGHBORS ON MY STRAIGHT HAVE ONLY TALKED ABOUT IMPROVEMENTS I HAVE MADE TO A 1960S HOME WHICH HAD NOT BEEN UPDATED SINCE 1960S.

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

IT HAS ACTUALLY ENHANCED MINE AND TWO NEIGHBORS YARDS COMPARED TO WHAT WAS THERE WHEN I PURCHASED HOME

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

ITS NOT A HAZARD AS THE PREVIOUS FENCE ON BACK WAS SPARSE AND FALLING DOWN WITH SO MUCH OVERGROWN NATURE THAT WAS A PLACE SNAKES AND RATS COULD LIVE, ON THE OTHER SIDE THE PREVIOUS BARRIER WAS A 1960S CONCRETE PATTERNED BRICK WALL WHICH I WAS ORIGINALLY GOING TO KEEP AND FIX UP BUT IT WAS CRUMBLING AND UNSTABLE SO I APPROACHED THOSE NEIGHBORS ABOUT CHANGING TO WHAT I HAD DONE ALONG BACK OF PROPERTY AND THEY WERE HAPPY TO SEE THE STONE WALL GO AND LOVED MY OTHER FENCE

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

GIVES A SAFER FENCE THAN WAS THERE, GIVES PRIVACY TO MY YARD AND BOTH NEIGHBORS IT AFFECTS IN A MORE AESTHETICALLY PLEASING APPEARANCE THAN WHAT WAS THERE WHEN I PURCHASED THE HOME

Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

THIS FENCE HAS BEEN IN PLACE FOR TWO YEARS IS SAFER AND MORE ATTRACTIVE THAN WHAT WAS THERE PREVIOUS AND WAS WANTED BY BOTH NEIGHBORS

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.

THIS WAS AN EXTREMELY EXPENSIVE FENCE AGREED UPON BY NEIGHBORS AND MADE OF MATERIAL MADE TO LAST FOR A LONG TIME AND WAS VERY EXPENSIVE MATERIAL AND WILL COST A LOT OF MONEY TO LOWER TO HEIGHT AND AS IT IS PLEASING AND ENJOYED BY MYSELF AND OTHER TWO NEIGHBORS AND WILL ALSO REDUCE PRIVACY TO A MASTER BATH SHOWER INSIDE OF THE HOME THAT HAS A WINDOW THAT HAS COMPLETE PRIVACY BECAUSE OF THIS FENCE THAT WILL NOW BE EXPOSED

Are the circumstances the result of actions of the applicant taken *after* the adoption of the regulation from which relief is sought?

I DON'T FULLY UNDERSTAND THIS QUESTION BUT IF IT IS WAY I READ IT WERE YOUR REGULATIONS IN PLACE WHEN I BUILD FENCE MOST LIKELY. I TALKED WITH NEIGHBORS WHO ALL THOUGHT IT WAS JUST A COURTESY THING AND I DID APPROACH NEIGHBORS IT AFFECTS.

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APR 01 2022

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22 - SERVICES - 0040