

## **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 will have no negative impact on public health, safety or welfare, and the proposed addition will be safer than the existing structure as it will have fire rated walls

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

The proposed addition is the same distance from the side property lines as the existing residence

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

The variance will have no impact on public space or infrastructure

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

The variance will allow a new addition to be constructed that is consistent with the geometry of the existing residence as it relates to its proximity to adjacent properties and zoning requirements

#### *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 proposed setbacks are consistent with many other structures in this area

### **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 property is extremely narrow and if the setbacks were adhered to per zoning requirements it would result in a sunroom addition that is too narrow to be reasonably useable

### **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 they are not

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