

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 does not impose on other property owners or the public way. The existing site is located on a corner lot and includes a small rear yard area and additional open side yard area facing Burton Ave. Refer to attached site development plan, SD-1 for yard areas and calculations.

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

The Taylor Boulevard character will be the same. The general vicinity along Burton Avenue includes narrow lots with front facades set back from the street. The project includes constructing the addition with a door facing the same direction.

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

The variance allowing a smaller rear yard area should not cause a hazard or a nuisance to the public. A side yard area is provided along Burton Avenue.

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

It is not unreasonable due to R6 zoning of the existing property allowing two dwelling units. Project does not greatly increase the density of the area, a rear yard is provided along with a side yard along the South side of the residence.

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 residence is located in an existing neighborhood developed and built prior to current land development code regulations.

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 is allowed by R6 zoning to have an additional unit on the site.

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

There is no correlation between the two. A rear yard area will be provided along with side yard area along the South side of the residence.