

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 places a one-car detached garage in line with a previously existing fence line. The structure does not change accessibility to either property. It has been constructed using standard building materials with a concrete slab foundation and therefore does not pose any safety or health

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

The garage has been built with matching shingles to the primary structure on the property, and once permitted will be finished with matching fascia, gutters, and fiber cement siding. Many other similar properties in the neighborhood have garages of similar size and position to this one.

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

The variance will not cause a hazard as it does not propose to alter any existing property boundaries. The garage is in the side yard of the property, and no residents of any adjacent properties have posed any objections.

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

The garage is not to be used as a primary dwelling or commercial structure and therefore does not circumvent the zoning regulations of the property as a single-family 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).

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 placement of the garage is in the most logical location within the property, at the end of the existing driveway and in line with a chain-link fence which was constructed by the previous homeowner.

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

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