

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.

The home will be built using quality materials, professional planning and building contractor to ensure the safest quality home possible.

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

The new home will resemble other homes in the area with similar height variance. The home will be a beautiful addition that fits in well.

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

The home will be constructed according to all quality and safety standards and will not be a hazard or a nuisance because it will be built on an existing vacant lot.

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

Because of the height requirements of foundation in that area other homes on that street have ~~been~~ granted a height variance,
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Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The home is in the flood plain and the foundation must be a minimum of 18.7 feet. We would like to have a two story living residence that will start at 19 feet. This is similar to other homes in this area.

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 lot is small (.13 acreage) only 50 feet wide; therefore, we need to build up in order to make the best of the space we have.

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

Yes

RECEIVED

JAN 30 2023

PLANNING & DESIGN
SERVICES

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