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.

It will not adversely affect public health, safety, or welfare due to it's nature. It is an extension to an already standing fence.

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

It is an extension of our current fence. It will be professional & will neither alter or diminish the character of the vicinity

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

It will not cause a hazard as the fence will be effectively reinforced.

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

It will not allow unreasonable circumvention to zoning regulations as it will exceed the zoning non permit requirement by a matter of inches.

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

There is an apartment complex that has a 2nd floor birds eye view of my home. If the fence is built the property will have effective privacy coverage. My yard has a high pitch & the current fence is far too short to provide privacy.

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.

I have a hot tub and a hangout area in the back. I feel that I have zero privacy as a whole floor of apartments. Because of this I feel alienated from using my land & enjoying my back yard.

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

No

23-VARIANCE-0031