

## 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 is a continuance of the existing setback established when the original single family residence was constructed in 1922.

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

The variance will not alter the character of the street because the setback was established in 1922 and the adjacent residences have a similar setback.

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

It will not cause a hazard because it maintains the status quo which has not created a hazard or nuisance since 1922 when the residence was constructed establishing the setback from which a variance is being requested.

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

The variance will not allow an unreasonable circumvention because the adjacent properties have similar setbacks.

*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 requested variance is needed because the setbacks have been changed over time making it difficult respect or hold the established distance of a bldg to a property line.

**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 strict application would require a jog in the bldg wall and not allow the bldg addition to be a continuance of the current bldg configuration.

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

The bldg setback was established in 1922.

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