

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.

REGARDLESS OF SIZE WILL BE WELL MAINTAINED AND NOT ADVERSELY AFFECT PUBLIC HEALTH. THE PROPOSED GARAGE WILL PROTECT OUR VEHICLES AND DETER VANDALISM AND OTHER CRIMINAL ACTIVITY THEREFORE HAVING NO ADVERSE AFFECT ON SAFETY AND WELFARE

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

THE LOOK AND FEEL OF THIS NEIGHBORHOOD IS SMALL & QUAIN. ALL YARDS ARE SMALL. MAKING OUR BACKYARD SMALLER WILL BE BARELY DETECTABLE FROM FRONT OR BACK AND IN NO WAY ALTER THE CHARACTER OF THE AREA.

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

PROPOSAL IS COMPLIANT WITH ACCESS REQUIREMENTS, DISTANCE BETWEEN HOUSES AND 3 FEET ON EITHER SIDE OF GARAGE. WILL NOT ENCROACH ON ADJOINING PROPERTIES OR IMPEDE PUBLIC ACCESS IN CASE OF EMERGENCY

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

BECAUSE OF THE ORIGINAL DESIGN OF THIS AREA THE CURRENT REGULATIONS WOULD PREVENT US FROM HAVING A GARAGE. CIRCUMVENTION WILL ALLOW US TO REPLACE A DELAPIDATED EYESORE OF A BUILDING WITH A NEW ONE TO ENHANCE THE APPEARANCE OF THE AREA.

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 LOTS ON EVANHOE COURT (A RESIDENTIAL COURT) ARE BY ORIGINAL DESIGN SMALLER THAN USUAL IN THE AREA. WE SIMPLY DON'T HAVE ENOUGH YARD.

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.

STRICT APPLICATION DOES NOT ALLOW ENOUGH SPACE FOR A GARAGE

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

YES

RECEIVED

APR 10 2017

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