

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 to allow an addition off the back of the home, that will not affect homeowners on either side.

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

This is going to replace an existing poorly built addition, that will be removed and replaced.

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

The variance will help restore a run down home in the neighborhood. Neighbors are excited the home is being fixed.

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

The variance will allow the addition to be closer to the garage, but will still enhance the beauty and value of the property.

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).

It's really not that special of a circumstance, a lot of the homes in the area have additions much closer to their garage.

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 homeowner wants to expand a very small kitchen and remove dangerous existing structure.

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

RECEIVED

MAY 22 2017

PLANNING &
DESIGN SERVICES

17 VARIANCE 1031