

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 will not adversely affect the public health, safety or welfare because the encroachment of the building addition and ensuing construction will require sidewalks to be built along the frontage of the subject property. The sidewalks will contribute to the public health, safety and welfare of the surrounding properties.

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

The variance will not alter the essential character of the general vicinity because the building addition will be consistent with the existing building layout along the east side of S. Brook Street.

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

The variance will not cause a hazard or a nuisance to the public because new street access to the building addition will not be required and a sidewalk will be provided.

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 of the requirements of the zoning regulations because traffic patterns will not be affected and pedestrian movement will be enhanced.

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 variance arises for the need to add maximum building square footage to make the project feasible for the business needs.

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 of the provisions of the regulations would deprive the applicant of reasonable use of the land by not allowing sufficient building addition square footage for the business needs.

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 circumstances are not the result of actions of the applicant taken subsequent to the adoption of the regulation but rather are a result of the existing building layout and the need for additional building square footage for the business.

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