

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 new buildings on site do not impede site lines for driving, and they still allow for a 10' landscape buffer.

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

The new buildings will match more closely to the existing historical corner building, which will add to its character instead of the auto shop character next door.

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

The new buildings on site do not impede site lines for driving, and they still allow for a 10' landscape buffer.

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

The new buildings still allow for a 10' setback and landscape buffer, which is what typical new construction instead of infill development requires.

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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 existing historical building is a special circumstance that the new buildings are adhering to.

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 character of the site would be harmed if the new buildings had to adhere to a suburban form development instead of the historical context, as well as there would not be room for on site parking behind the buildings.

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.