

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.

building structure within limits of the lot and surrounding buildings are the same way.

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

undeveloped block of an older neighborhood. only 1 old house in block. house to be built is consistent with surrounding area.

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

only house on block is due to front yard setback. use is residential similar to other properties in the area.

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

lot is traditionally small and created before zoning regulation - 0.05130 acre.

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).

early development in a traditional neighborhood with very small lot.

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.

lot created before zoning regulation.
lot is very small and not a lot to work with

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

lot existed before zoning regulation.

17 VARIANCE 1102