

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.

LESS PRIVATE YARD AREA WILL NOT ADVERSELY AFFECT PUBLIC HEALTH, SAFETY OR WELFARE - IT IS PRIVATE PROPERTY

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

VARIANCE WILL NOT ALTER ESSENTIAL CHARACTER - THERE ARE SIMILAR INSTANCES OF AUXILIARY BLDGS IN NEIGHBORHOOD.

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

THE PROPOSED GARAGE WILL BE CONSTRUCTED TO MEET BUILDING CODES + WILL NOT CAUSE PUBLIC NUISANCE OR HAZARD. IT IS PRIVATE PROPERTY - GENERAL PUBLIC NOT ALLOWED ON PROPERTY.

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

THE ADDED GARAGE IS VERY SIMILAR TO ADJACENT PROPERTIES. CIRCUMVENTING REQUIREMENTS IS NOT UNREASONABLE.

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 GARAGE SIZE IS NEEDED FOR OWNERS CARS + OPERATIONAL WORKSHOP + TOOLS. PROPERTY ISN'T LARGE ENOUGH TO SATISFY REQ'D. PRIVATE YARD AREA

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.

HARDSHIP IS THAT ADDING GARAGE IS IN KEEPING WITH GENERAL VICINITY. PROPERTY DEVELOPMENT IS IN KEEPING W/ NEIGHBORHOOD.

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 PROPERTY LINES WERE ALREADY PRESENT ALONG WITH THE SIZE AND PLACEMENT OF HOUSE PRIOR TO ^{THIS} OWNER.

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