

MAY 03 2018

PLANNING &
DESIGN SERVICES**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 REQUESTED REDUCTION IN 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.

ESSENTIAL CHARACTER WILL NOT BE ALTERED! IT IS A STREET CORNER LOT + HAS LAND @ FRONT YARD + SIDE YARD + REAR YARD.

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

NO HAZARD OR NUISANCE TO PUBLIC BECAUSE IT IS PRIVATE PROPERTY + ALL CONSTRUCTION WILL COMPLY WITH ALL LOCAL + GOVERNING CODES.

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

THERE WILL BE NO UNREASONABLE CIRCUMVENTION BECAUSE OF ALL THE REMAINING LAND AT STREET SIDE YARD + FRONT YARD OF PROPERTY. STILL LOTS OF GREEN SPACE.

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 IS A COMMON DEVELOPMENT FOR NEIGHBORHOOD TO HAVE GARAGE @ ALLEY + ADDITION TO HOUSE. PROPERTY ISN'T LONG ENOUGH TO SUIT REQUIREMENT

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.

HARD SHIP IS CREATED WHEN OWNER CANT USE HOUSE AS ITS NEEDED FOR THEIR FAMILY + INLAWS. GARAGE HOUSES WORKSHOP + PROTECTION FOR VEHICLES. PROPOSED DEVELOPMENT IS CONSISTANT 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 EXISTING PROPERTY LINES + RESIDENCE WERE IN PLACE WHEN OWNER ACQUIRED PROPERTY + PRIOR TO ZONING REG WHERE RELIEF IS BEING SOUGHT.