

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 PROPOSED GARAGES WILL BE IN A LOCATION WHERE PREVIOUS GARAGES HAD STOOD. THE PROPOSED GARAGES WILL BE PLACED AGAINST THE ALLEY, WHERE ADJOINING PROPERTIES GARAGES ARE VISIBLE.

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

PROPOSED GARAGES ARE REPLACING PREVIOUS GARAGE STRUCTURES & ARE INKEEPING WITH EASTERN PKWY & CHEROKEE TRIANGLE AESTHETIC.

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

THE PROPOSED STRUCTURES WILL BE PLACED ALONG AN ALLEY WHERE ADJOINING PROPERTY OWNERS HAVE PLACED THEIRS. THE VARIANCE WILL ALSO DECREASE ON-STREET PARKING, CREATING A SAFER ENVIRONMENT & ELIMINATING ANY PARKING NUISANCE FROM HOMEOWNERS.

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

ALL ADJOINING PROPERTY OWNERS CURRENTLY HAVE GARAGE/STORAGE STRUCTURES BUILT UPON THE REAR OF THEIR LOTS, ALONG THE ALLEY, WHERE WE PLAN TO CONSTRUCT OUR OWN GARAGES.

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).

VARIANCE ARISES FROM CIRCUMSTANCES THAT DO GENERALLY APPLY TO THE GENERAL VICINITY, SEE ATTACHED PHOTO.

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.

STRICT APPLICATION OF PROVISIONS & REGULATIONS PRESENTED WOULD DEPRIVE APPLICANT OF EQUAL OPPORTUNITY TO PROVIDE ENCLOSED PARKING & STORAGE.

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

DOES NOT APPLY.

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MAR 16 2018

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