

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 REAR ADDITION DOES NOT REDUCE ACCESS TO THIS OR ADJACENT BUILDINGS.

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

260 SF REAR ADDITION IS OF THE SCALE OF THE ORIGINAL REAR PORCHES OF THIS BUILDING TYPE AND OF SEVERAL EXISTING REAR ADDITIONS WITHIN THIS BLOCK

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

THE PROPOSED SIDEYARDS ARE IN KEEPING WITH THOSE OF STRUCTURES WITHIN THIS NEIGHBORHOOD BLOCK

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

VARIANCE REQUEST IS DUE TO EXISTING NONCONFORMING BUILDING SETBACKS OF THE ENTIRE NEIGHBORHOOD BLOCK

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 DIMENSIONAL VARIANCE IS APPROPRIATE BY REASON OF THE NARROWNESS AND SHALLOWNESS OF THE EXISTING (30' X 83') 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.

THE REAR PORCH/ ADDITION IS TYPICAL OF THIS RESIDENTIAL BUILDING TYPE

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

NO PREVIOUS ACTION HAS BEEN TAKEN BY THE OWNER REGARDING THIS VARIANCE REQUEST

RECEIVED

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PLANNING &

DESIGN SERVICES

18 VARIANCE 1081