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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.

Public health, Safety + welfare are not affected as this is a private residence not open to general public - there will be no dangerous materials on site used

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

the character of the general vicinity remains intact because the size shape + architecture of the addition is in proportion to the character of the neighborhood - with similar accepted materials.

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

No Hazard or Nuisance to public because construction will be up to code, and no harmful materials are used.
Also, the public is not invited onto property - in general, it's private property.

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

no unreasonable circumvention of code - Zoning regs. - because it's still residential use - there is still a good amount of private yard remaining - 75%

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 new owners of this property are trying to make living space of the house accommodate their lives. it's a small house and they need more room in which to live.

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 occurs ^{because} applicant is not asking for anything out of the general character of the vicinity - the ordinary of the

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 residence was in place prior to the zoning regulations from which relief is being sought.