

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.

Allowing this one section of addition to encroach into the side setback will not adversely affect public health, safety or welfare. It is not as close as the existing rear of house on this side. It will have no windows to invade privacy of adj. neighbor.

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

The rear/side of exist. house is closer to prop. line than proposed kit. addition and several houses on this street are 0-lot line, so the essential character of the vicinity is maintained.

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

A 1-hr. firewall is required and will be part of construction on new side kit wall and exist. deck area side wall as we extend hgt. so safety will be improved. The kitchen wall will barely be seen because it is near the middle section of house, except for in med. adj. neighbor.

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

We are asking for a limited encroachment to allow a reasonable size kitchen for this 3-bedroom house between the existing Dining Room & new Breakfast area. The remainder of the addition follows required setbacks.

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Additional consideration:

FEB 25 2019

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

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The most logical location for the kitchen is adjacent to the exist Dining room, but the existing space would not allow an adequate size kit. for this house without projecting ~~out~~ closer to property line. The exist house has more space to property line on opposite side of house, but putting a kitchen there would not be a reasonable/feasible solution.

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 owners have large extended families and love to have family dinners which require more space and facilities. Without the extra space, the kitchen will not function adequately for this purpose. They are moving to this, her grandfather's orig. home, to continue the tradition thru the next generation.

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 owners have bought (are buying) this home as is and have taken no actions to cause the need for relief of this regulation.

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