

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 the attached garage front corner to encroach into the side setback does not adversely affect public health, safety or welfare. The adjacent house on this side sits very far back on its site and the angle of the property line diminishes the amount of encroachment significantly.

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

Our garage will back up to the adjacent neighbors back of house and, yet maintains approx. same openness between structures. This new gar. will look more like part of the residence than a gar., with side/rear windows & a varying roof line. Because this is one of the larger lots on the street and the exist. house is small, the addition will enhance its curb appeal which benefits the neighborhood and does not alter the essential character of the vicinity. The neighbor on right has a detached large metal gar. building on prop.

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

The new garage front face sits back slightly from exist. front house wall and there is adequate separation between adjacent house that granting this variance will not be a nuisance or hazard to the public.

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 in one small area of total side setback that we believe is reasonable to enable a deeper garage & still have 2-car access @ front. Pushing gar. face toward front wall of house gives house more presence @ street facade and places addition rear further away from neighbors house to maintain the very desirable open, natural landscape.

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 current gar. is located adjacent to kit/living areas of house and therefore the logical location for new gar., so we believe this to be a reasonable request. On this side the property line angles toward street & cuts down on space needed to maintain the larger min. side setback making it necessary to request relief.

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 owner has a small car collection and enjoys working on them. This space will provide him with an indoor area to protect the cars from the weather as well as a place to work on them which is a better scenario than having them parked & being worked on in the driveway, which could be considered a nuisance.

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 owner bought the house as is and ^{therefore} no actions were taken by applicant/owner subsequent to regulation.

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