

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 1 car garage addition will not affect the public health, safety or welfare adversely as it will not be used to store hazardous or dangerous materials or goods.

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

The 1 car garage addition will not alter the essential character of the vicinity as it will be in keeping with the existing character of the house.

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

The variance for the 1 car garage addition will not cause a hazard or nuisance as it will be used for household use of a storing a car.

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

The variance will not allow an unreasonable circumvention of the requirements of zoning regulations.

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 variance arises from a special circumstance due to the irregular shape of the lot and the angle at which the house sits. Other properties are zoned R1 in area 1 car property in R1.

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 the rear set back will not allow for the addition of the garage addition where as other properties have similar garages.

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 they are not the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought.