

## **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 encroachment of the proposed residence is small compared to the lot width and will not be visually discernable in relationship to the adjacent residences.

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

The residences within the development are being constructed at the same width and footprint. The variance will permit a continuation of the established bldg width of 40 ft.

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

The encroachment is mainly on the north side of the residence where it is a uniform- 9 inches. On the residence's south side the 9 inch encroachment is towards the back of the structure only. The encroachment will not be noticeable to the casual observer.

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

The variance requested is for a minor encroachment and will have no impact on the public.

*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).**

Because the lots on either side of the subject lot have residences on them the lot lines cannot be shifted in either direction to widen the subject lot as needed.

**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 applicant could not build the desired residence on the lot to maintain producing a uniform product to homeowners.

**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 lot was platted prior to the current developer taking possession.

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