

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.

Fliplov LLC bought the property on 9/24/19 with the purpose of renovating it and later sell it. There was an addition when Fliplov bought the property. Once rehabilitation work began, contractors

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

As previously explained, there are no changes that will alter the character of the general vicinity. All my contractors did was to rebuild the original addition to make it safer. The old addition looked terrible and was falling apart, the new one looks amazing.

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

The new, safer addition did not cause any hazard or nuisance to the public. On the contrary, the addition is now safe and brand new. In addition, the new foundation laid is much safer than the ~~old~~ previous one, allowing to support 2 stories.

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

As previously explained, there was an addition already built that was in terrible condition. We're seeking a variance only because we re-built the addition on the exact same place that the old addition. There will be no unreasonable circumvention of the 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).

In all honesty, this variance arises from special circumstances because the property was not changed. It was greatly improved and made much safer than the existing addition.

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 strict application of the regulation would be unreasonable because, as previously mentioned, the property was not changed. It was improved and made much safer than before.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

N/A

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1) found out that the addition was in an extremely poor condition and advised me that it was safer to rebuild the addition rather than trying to repair it. The addition will not adversely affect the public health, safety or welfare because it was built in the exact same property line as it was originally built. The variance will make it much safer for the people that will live in the house and for the neighborhood in general.

② There is no change to the general look of the house other than it looks much better because it's a brand new addition. The strict application of the regulation would cause severe financial hardship to Fliplov LLC.

If the variance was not allowed, Fliplov would need to contract to perform work that was already done by licensed contractors. Fliplov LLC is a small business that hires local contractors constantly, if the variance is not allowed Fliplov would face a huge negative cash flow problem that might even prevent the company to continue to be in business.

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1. Explain how the variance will not adversely affect the public health, safety or welfare.

WE ONLY REPLACED THE OLD FENCE WITH A NEW ONE;
SAME HEIGHT, SAME MEASURES, JUST NEW WOOD.
THE OLD FENCE WAS ROTTING AND LOOKED TERRIBLE.

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

THE NEW FENCE REPLACED OLD, DETERIORATED WOOD
SO IT ACTUALLY IMPROVES THE HOUSE AND VICINITY

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

THE NEW FENCE DIDN'T CAUSE ANY PROBLEMS.

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

N/A IT'S JUST NEW WOOD, THERE WAS A
FENCE WITH ROTTING WOOD

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).

N/A

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.

IT WOULD BE UNREASONABLE TO ASK FLIPLOU TO
TEAR DOWN A FENCE THAT REPLACED AN OLD, ROTTING
FENCE. WE ALREADY PAID FOR IT AND THESE
VARIANCES ARE ONLY NEGATIVELY AFFECTING 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?

N/A

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PROFITABILITY OF OUR SMALL BUSINESS.