

### 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 HOME WILL STILL BE A SINGLE FAMILY HOME.

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

SAME AS ABOVE.

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

WE AREN'T ADDING TO THE FOOTPRINT.

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

SEVERAL HOUSES IN THE AREA HAVE DONE THIS.

### *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).

Most of the houses in the area were built in the early 1900s. The homes have small narrow lots and many do not have the required sit back for the side yards. As the area continues to develop, the demand for larger homes continues to rise. Adding to the top of these homes is the only way to add the square footage.

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 home requires a significant renovation. In order to update the repair the foundation, update the electrical and plumbing systems, and improve the aesthetics of the exterior, we need to be able to add square footage to the home to get a sales price that will allow the extent of the renovations needed.

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

We have not began work on the property other than the demo phase in which we discovered the need for significant foundation repair/replacement.

RECEIVED

JAN 08 2011

PLANNING & DESIGN SERVICES

20 VARIANCE "NOT"