

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 variance will not adversely affect the public health, safety or welfare as all building and fire codes and safety regulations will be met on subject site.

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

The variance will not adversely alter the essential character of the general vicinity, as the carriage house and primary structure addition is supported by Historic Landmarks and Preservation Commission Staff.

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

The requested variance will not cause a hazard or nuisance to the public as the carriage house & addition do not interfere with vision clearance and are supported by Historic Landmarks. The location of the Carriage House is in character with the original Olmstead subdivision plan for this area.

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

The property is located between two fronting streets (Longest Ave. & Ransdell Ave.) and according to the LDC, two large front setback requirements. Historic Landmarks considers the side facing Longest Ave. as the true front of the home. Historically Ransdell Ave. was designed as a service street.

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 home is located between Longest Ave. & Ransdell Ave. (historically an alley), and according to the LDC, is considered as having two fronts. A home with two "fronts" is very uncommon in this general vicinity.

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.

Historic Landmarks considers Longest Ave. to be the fronting elevation and does not allow additions or accessory structures to be located to the front of the home. The applicant has no other choice but to build on the side facing Ransdell Ave.

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

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