

## **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 setback variance will not affect the public health in any way. Minimum setbacks will be in place for emergency access. The property is now vacant and subject to activity that is not in the public's interest (dumping, etc.). The proposed construction will improve public health and safety.

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

The variance will not alter the essential character of the vicinity. Many buildings in the area have small setbacks, making this request commonplace. The design of this owner-occupied single family home, will include a solar array and be of net benefit to the community and the city at large.

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

Access required for safety and emergency responders will be respected. Improving the lot will eliminate trash and other hazardous and unsightly things that go along with lot vacancy.

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

This project will be in compliance with all 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 lot is substandard (small). In order to construct a suitable living space, and comply with all safety considerations, the setback variance is required.

**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.**

Without the variance, the land is unbuildable. It is not possible to construct a single family, owner-occupied home on this property with the standard setback requirements.

**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. The structure is not yet built.