

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.

Not having a backyard will not affect the public. Emergency access will be maintained and minimum setback requirements will be respected.

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

Lack of backyard will not affect the essential character of the general vicinity, as it is not accessible or visible from the front of the proposed home. Most of the homes in this area would not be compliant with the private yard area requirement.

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 other zoning regulations, and when completed, will be at a higher quality of any of the homes in the area.

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 living space large enough for a family, this private yard variance is necessary.

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 private yard area 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.