

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 or safety as it does not alter any drainage (surface or underground), electrical lines (surface or underground) or any walkways or access to the property. No adverse affect on public welfare as variance will have positive affect on property values.

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 general vicinity as the architectural design and exterior materials will meet all requirements and be approved by the subdivision's homeowner's building review committee and board.

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

The variance will not cause any hazard or nuisance as it will only allow an extension to the home which will meet all design requirements of the current homeowners association. The variance will allow cars to be parked inside of a garage which could eliminate a potential hazard or nuisance.

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

An unreasonable circumvention of the zoning requirements will not occur because homes on both sides of the property are constructed with garages bordering the side property lines. This allows for large offsets from both side property lines and the visual appearance expected in this neighborhood.

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).

As stated above in item #4, the special circumstances that homes on both sides of the property were built with large offsets due to garages and driveways built along the side property lines. Also, these lots are all pie shaped and the proposed garage addition will be built on the back of the property.

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.

Strict application would deprive the applicant of being able to fully utilize the property and expand the current garage storage to park automobiles inside instead of outside. Parking automobiles inside a garage add to visual appearance of the home and neighborhood.

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.

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