

MAR 11 2020

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.

Variance will not adversely affect public health safety or welfare because all construction will be according to local & governing codes.

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

Variance will not alter essential character of general vicinity because owner is replacing addition w/ new construction of same size, shape;

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

No Hazard or nuisance will public because all construction will be according to local & governing codes.

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

Variance will not allow unreasonable circumvention of requirements because exist addition already exists at same location. The foundation will remain, with new walls & Roof.

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).

Special circumstances is that the foundation that exists is already in setback. The owner is looking for tax credit for historic reasons which requires the owner to use existing foundation.

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 deprives owner of reasonable use because exist add has low ceiling & is poorly constructed. New add in same footprint will permit better living. Tax credit requires use of existing footprint-foundation.

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

There are no circumstances caused by owner. Add was already there when they bought the house. Owner did not write tax credit laws & regulations.

20-Variance-003