

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 replacement structure is designed close to the current structure. A new structure will be more secure.

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

There have been several garages built on the 1800 block of Frankfort Ave and Stoll Ave. The new structure is close in design to the current structure.

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

There have been several garages built on the 1800 block of Frankfort Ave and Stoll Ave. The new structure is close in design to the current structure.

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

No change of zoning needed

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).

There have been several garages built on the 1800 block of Frankfort Ave and Stoll Ave. The new structure is close in design to the current structure. The survey completed shows the current structure is already off the property line by one foot on each side.

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.

We can not current park 2 cars in the garage as it is not safe. We are unable to secure the garage as for safety/security.

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