

**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.**

I am expanding 2 front facing bedrooms out 10 feet towards the property line maintaining a 30' distance from the boundary line.

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

I am replicating an existing roofline and using similar materials to the original design of the home.

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

This remodel/expansion will not result with a unnatural looking home to the neighborhood. No hazards are anticipated for the location from the nearest roadway or pedestrian walkway (30').

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

I am creating a minimal amount of added living space. The property will retain the same characteristics as originally designed and will properly fit into the neighborhood it is situated in.

**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).**

I am asking for a variance to add living space. There are no obstructions noted to cause a nuisance.

**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.**

The structure being built will not change the character of the house or stand out in anyway.

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

None.

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## PLANNING & DESIGN SERVICES