

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.

N/A

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

The general vicinity, neighbouring properties contain garages that are more than 50% of rear yard. This proposed structure at 3125 Arterburn Ave will increase property value and usage for the property owner. The area for the garage has an existing parking area of asphalt and an existing garage structure was built there before. The existing garage structure was removed a few years ago.

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

N/A

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

The layout of the lot has a larger "side yard" than a "rear yard", the placement of the "rear yard" provides access to the alley which is why we have located the garage at this location. We believe this to be a reasonable circumvention of the requirements of zoning regulations.

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 layout and orientation of the lot and the access to the lot differs from land in the general vicinity.

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.

Due to the specific nature of this lot, the only reasonable location to build a garage structure is at the location proposed. Since it's already being used as parking, we find this reasonable to create car storage and safety of assets for the homeowner.

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

N/A

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