

JUL 23 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.

The requested variance will not impact others. It does not impede any visibility or right of way issues for pedestrians or vehicles

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

the Variance is simply for a standard 6ft privacy fence in a residential neighborhood. It is typical for residential use.

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

The Variance is within the property and is simply a standard wooden fence already set back roughly 17ft from the road and does not impede any regular use of roadways or visibility

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

The Requested variance is just for an additional 2ft in height for a 6ft fence. The property and original lot is unfortunately disadvantaged by the Farrington cross street. The requested variance is directly as reasonably distance from road as possible

### 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 lot lines are very narrow + inline w/ original properties on Graston, unfortunately Farrington intersects leaving no practical option for a 6ft fence w/ a 25ft setback side yard restriction

### 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.

w/o variance there is no opportunity for a 6ft privacy with access from house or parking w/in fence. A 4ft fence leaves cause for concerns due to no privacy on busy street + pets/animals coming in/out. deprival of a functional back yard

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

yes. There was confusion on zoning laws and already attempted to move the fence + rectify once. A notice brought attention to the mistake