

SEP 16 2020

Variance Justification:**PLANNING &
DESIGN SERVICES**

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 fence is for privacy and security of our home residence adjacent to this lot. It will be about 40 ft off Outer Loop behind easement utilities. It will not affect others safety health or welfare.

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

This is a residential area. The fence will beautify the area and similar style of privacy fence built with mixture of metal and wood. We believe it will add some character to the area.

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

The fence will be about 30-40 ft from Outer Loop inside utility easement. It will not impede any line of sight for vehicles traveling on Outer Loop. There will be room for utility maintenance and pedestrian traffic.

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

The Zoning requirements call for a 4 ft MAX. Height fence 30 ft from centerline of Outer Loop. We are asking for a 6 ft high privacy fence built 30-40 ft from Outer Loop centerline inside utility easement for more privacy and security of our property.

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).**

This property fronts on Outer Loop with Stickler Pl address. Vaughn mill Rebuilt 10 years ago. Road Removed from 7509 Stickler Pl to Outer Loop. Most residences in area have large open lots. This lot is Vacant adjoins our home residence the 6' fence provides security because of Outer Loop and our dead end street.

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 4 ft height requirements for fence 30' from Road we feel will not provide the security and privacy of home residence adjoining this property. We want to keep property open and use for our personal use with No Additional Buildings on it.

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

We purchased in August 2019. Lot was overgrown for over 40 years. We cleared and Found driveway, concrete pad plus old Foundation home Burned down 1978. We have cleared, seeded land plus took down some dead trees. We are Now applying for this variance for 6 ft. privacy Fence.

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