

## 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.**

This variance request at the private residence of the Mizuguchi's, will not have an adverse affect on any aspect of public safety, health and welfare. It will not be aesthetically or physically obtrusive in any way and will enhance, we feel, that quality of the home and the neighborhood.

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

The requested variance will be designed and laid out in such a way that it will not be obtrusive or offensive to the visual or physical aesthetics of the neighborhood. The scale, materials and landscaping will serve to allow the street scape view to remain virtually unchanged.

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

The proposed addition will be set back from the road 30'-0" and the vehicular access to the property will be remain unchanged.

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

Given, the nature of the neighborhood, there are many differing lot sizes, building locations, architectural styles and landscaping approaches so this would be congruent with other structures in this diverse neighborhood currently.

*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 particular site is longer and narrower than many other sites plus it has a steeper drop off in elevation at the rear. There would not be room to place the proposed addition at the rear. Given the nature of the car court at the front, this access makes better adjacency sense as proposed.

**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 current garage location and adjacency to the house is not ideal for both circulation and as an attached condition, the owner is concerned about the safety of the attached garage given the nature of it and age of the home.

**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 don't believe so.