

### **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.

- **Explain how the variance will not adversely affect the public health, safety or welfare.**

Reducing the side yard set back will not adversely affect the public health, safety, or welfare in any way. The set back follows the same pattern as existing surrounding single family homes side yards.

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

This variance will not alter the essential character of the general vicinity. the proposed single family house follows the existing surrounding neighborhood characteristics.

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

This variance will not cause any hazard or nuisance to the public, as it is the side yard set back it will not be in directly interfere with the public.

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

This variance will help allow to get the best use of the space and is not allowing unreasonable circumvention of the requirements of the zoning regulations. It is reducing the set back by 2'-0".

### **Additional consideration:**

- **Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

This variance arises from special circumstances because it is allowing the proposed single family home to follow the same side yard setback as its adjacent and surrounding properties in the neighborhood.

- **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 strict application of provisions of the regulation would not allow the applicant to make the best use out of the lot given. Not granting this variance would deprive the applicant reasonable use of the land.

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

The circumstances of the result of the action will determine if this project will be able to move forward as the best possible use of the land.

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