

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 majority of the lots within a 2 block radius of that portion Baxter has the principal structures at the r/w lines therefor this request would continue to maintain the neighborhood form.

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

The majority of the lots within a 2 block radius of that portion Baxter has the principal structures at the r/w lines therefor this request would continue to maintain the neighborhood form.

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

The majority of the lots within a 2 block radius of that portion Baxter has the principal structures at the r/w lines and not impact site distance and would not cause nuisance to the public realm.

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

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Additional consideration:

JUL 27 2020

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

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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.

Without the variance requested the applicant would not be able to invest / improve and redevelop the existing structures on the property therefore the property would stay vacant and shuttered.

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

The variance would allow for redevelopment of the structures to conform to façade standards of the proposed development.