

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.

variance allows added mud room to rear of existing house - adds value to home.

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

variance allows for a quality addition to the existing home - adds square footage and increase property value.

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

Mud room and open air deck - positive additions.

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

St. Matthews Regs 15' separation to existing structure.
The mud room addition 12'; OPEN AIR covered deck 9'.

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).

Variance needed due to the existence of a previously placed garage.

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.

Mudroom addition allows removal of side concrete stoops AND allows for direct access to existing garage and wider drive.

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

No

DEC 14 2020