

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 property line in question does not in any way affect the health and safety of the public. It backs up to another building and does not change the way the public interacts with the property at all.

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

The existing building is being made longer, and the addition matches the existing architecture and general look of the area perfectly. It will hardly be a noticeable difference to the look of the property as a whole.

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

No member of the public will in any way be affected by this variance. It backs up against a structure and cannot be hazardous or a nuisance to any one.

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

This is in no way an attempt to circumvent requirements of zoning, it is an addition to an existing structure. The use and look of the property will not change, this is a storage building and should not affect zoning for this area at all.

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 variance arises from the fact of working with an existing structure, in order to make the addition fit the space and not be an eyesore it would need to be built closer to the property line than usual. Not doing so would lead to an awkward shaped building that would look much worse and not fit the space

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 this variance the building would be oddly shaped and unnecessarily complex. Allowing the variance is better for the use of property and helps the look of the property as a whole so the addition can look congruous with what is already there.

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, the circumstances are no the result of actions taken subsequent to the adoption of the regulation.

RECEIVED

DEC 31 2020

PLANNING &
DESIGN SERVICES

20 - VARIANCE - 0179