

## **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.**

Reduction of the Building Setback will allow for functional and safe vehicular flow throughout the site. Restricting the Traffic flow would cause backups along Bardstown Road and tighter maneuverability within the site.

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

The character of the suburban neighborhood will be furthered with this commercial business. The product offered will often times be themed to compliment the unique character of the neighborhood in which it resides.

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

Thoughtful landscaping will be incorporated to buffer the development from the adjacent property. Further the adjacent property is vacant and the owner is not aware of any proposed development.

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

A 5 ft. Building Setback is provided with this proposed development. This setback will provide space for landscaping and grading tie ins.

*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 parcel is located along a heavily traveled portion of Bardstown Road and is surrounded on three sides by Commercial zoning. The only adjacent property zoned residential is vacant.

**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.**

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