

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.

This project will not adversely affect health, safety and welfare. It will provide a safe place to keep equipment for his business. The building will well-built, appropriately sized and placed to promote open useable green space for this lot and adjacent properties.

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

We will design the façade of the garage to be proportionally similar to the shotgun houses on the street so it will appear in scale to be another house rather than a garage on Mayer Ave. On Clark Lane the structure will be set back and not be a visually different from the adjacent houses.

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

The garage will not be a hazard or nuisance because it will be new construction and built with thoughtful design and placement. It will removed from the traffic of Clark Lane and accessible from both streets. It will take advantage the side yard so there is a large rear yard and open front yard.

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

The owner combined three lots so he could build a garage large enough to hold his boat, ambulance, and tools. To place the structure in the principal structure area allows the entire backyard to be open and maintains a cohesive façade alignment on Mayer.

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 lot has several special circumstances that do not apply. It is a triple lot, it has two frontages and elevation drop on the east side of the property.

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.

The owner hired a lawyer to combine the three lots so he could build a large garage on his property. To deny the variance would deprive the owner from building a safe place for his valuable equipment used for his businesses and livelihood. It would deprive the owner from taking advantage of the space available on a triple lot.

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

