

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.

Rear yard is on private property and not accessible to the public

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

Project has been approved by the Landmarks commission. The private yard is still quite large and not very visible as it is at the end of a dead end alley.

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

Rear yard is on private property and not accessible to the public and at the end of a dead end alley. The garage moved back from the alley improves the access to the garage and alley safety.

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

The private yard will remain quite large.

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).

Alley is very narrow and we are using two single garage doors (Landmark Commission prefers two single doors vs one large door) This makes access more difficult.

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.

Access to the garage with a car would be much more difficult if the garage was closer to the alley.

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. Work will start after the variance is approved.