

### 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 walk-in cooler is only accessed from the interior of the store. The cooler is on the right side of the building and is not in the front setback limits.

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

Once the walk-in cooler is completed, the exterior will become part of the building and will look like part of the original building.

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

The variance will allow the addition to the building to be built. The addition is on the side of the building and will not affect the traffic flow on the site, thus eliminating any traffic concerns.

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

The variance is requested to allow the building to be extended so that the cooler can be installed.

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*Additional consideration:*

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**1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

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The building is existing and the new cooler is on the side of the building. The building was built prior to the new code.

**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 application is for a walk-in cooler which was not part of the existing Captain "D's" original building. It is required for the new liquor store. The store will need this walk-in cooler so that the building does not need major structural renovations which would create a great hardship on the new Owner.

**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 building was built in the 1960's and did not require a walk-in cooler. The new Owner did not have title to the building when the building was originally constructed.

21 - VARIANCE - 0017